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1. Plan Summary

In the last ten years, Chelsea has regained its footing and independence, and has grown in stature and strength as a city. After 4 years of a State-appointed Receiver running Chelsea, the City implemented a new City Charter, in August of 1995, which vested policy and legislative authority in an eleven-member City Council and placed strong executive and administrative powers in an appointed City Manager.

In October of 1994 the City published its last Open Space and Recreation Plan. Since that time Chelsea has made significant progress towards the goals of the 1994 Plan. A series of parks and open spaces were rehabbed, three schools and adjacent open space were rebuilt, and community groups have become active in developing improved access to the Chelsea waterfront. This plan seeks to continue the efforts begun in 1994 and provide the facilities and environments that are most needed by Chelsea's dense urban population.

Since 1995, the city government has focused on improving the quality of service Chelsea provides to its residents and businesses, while establishing financial policies that have significantly improved the city's financial condition. Increased emphasis on economic development and capital improvement has lead to a remarkable influx of new business and homebuyers.

Open space and recreation play a pivotal role in the ability of a city to promote vitality by supporting the active and healthy life of its residents, providing livability with a setting that supports daily life, and helping to promote economic growth by providing a setting that attracts new people and companies to Chelsea. As Chelsea has worked to rebuild its economy and infrastructure over the last ten years, open space and recreation has been incorporated into all aspects of planning, and this concern has paid off.

2. Introduction

Statement of Purpose

The last Chelsea Open Space Plan was completed in October of 1994. This plan reviews progress since 1994, revises some goals, and identifies actions to direct open space improvements for the next 5 years.

The primary goals of the this plan are:

- Provide recreational and fitness opportunities suited to Chelsea's population;
- Take advantage of Chelsea's environmental, historic, and scenic resources;
- Integrate the open space into the city fabric.

Planning Process and Public Participation

The goals, objectives and actions outlined in this plan were developed over a six month process of gathering information from the following sources:

- Chelsea Department of Planning and Development;
- The Open Space Working Committee;
- Two Public Meetings;
- A survey of the conditions of City-owned parks and facilities;
- Consultation with the MDC (now DCR);
- Consultation with the Chelsea Creek Action Group;

- Consultation with the Chelsea Housing Authority;
- Review of information in the 1994 Open Space Plan

Progress Since 1994 Plan

Chelsea has made considerable progress since the 1994 plan. Streetscape improvements have been made in many neighborhoods, three new schools and associated play space were completed, a series of parks were rehabbed, the new Jordan Boys and Girls Club was built, and the Chelsea Community Schools program was established at the Williams School. This list below outlines some of the improvements:

- Highland Park was rehabbed and expanded to accommodate a regulation soccer field and viewing stands (2000);
- The new Jordan Boys and Girls Club was built across the street from Highland Park (2001);
- Eden Park was built on a vacant lot in the Addison-Orange neighborhood (2000);
- Carter Park and the field at Memorial Stadium were completely rehabilitated (1995)
- A new park was built on a site at the top of Bellingham Hill (1998);
- Bosson Park was reconstructed and opened in the summer of 2002;
- Improvements were made at Polonia Park (1997);
- The Garden Cemetery Historic Preservation Master Plan and Phase 1 Restoration Work was initiated (2001);
- Chelsea Square Park and the Winnisimmet Fountain were restored (1999);
- The playstructure at Voke Park was replaced and the baseball field was rehabilitated (1998);
- The Zoning Ordinance was amended to provide for multi-department review of development proposals and to give the Planning Board site plan approval authority (2003);
- An inventory of street trees was conducted (2000);
- A street tree management plan was developed (2001);
- A survey of historic buildings was conducted (2000);
- A landscaped pedestrian connection between Marlborough Street and Grove Street is currently under construction;
- Worked with the Chelsea Housing Authority to construct parks at the Prattville and Innes housing complexes (2003);
- The high school field is being rehabilitated;
- Streetscape improvements were made in many neighborhoods throughout the City.



Boys and Girls Club built in 2001

3. Community Setting

Regional Context

Chelsea is located just north of Boston and shares borders with Revere on the north and east, Everett on the west, and Boston across the harbor and Chelsea Creek. As a diverse, working class community that contains a high level of industrial activity, Chelsea has many similarities to its surroundings. Revere, Everett and the portions of Boston adjacent to Chelsea are similarly working class residential and industrial areas. Chelsea is only 1.8 square miles in area, with a population of 35,080; the city is very densely settled, surpassing its neighbors with almost 19,490 people per square mile.

Chelsea has four and one-half miles of waterfront made up of four bordering waterways. These are the Island End River, the Mystic River, Chelsea Creek, and Mill Creek. Three bridges provide vehicular access from Chelsea to Boston. The Tobin Bridge (Route 1) connects to Charlestown, and the Meridian Street and Chelsea Street Bridges connect to East Boston.

Most of Chelsea's major land use patterns have been influenced by its context. As a result of its proximity to Boston, Chelsea has become the site of distribution centers such as the New England Produce Market. The relationship to Logan Airport has made Chelsea an attractive location for airport-related commercial and industrial activity, including freight forwarding and employee parking. Chelsea's waterfront provides access to Boston Harbor, the majority of which is restricted to industrial and maritime uses under the state's Designated Port Area (DPA) regulations. As a result of this, a number of petroleum storage facilities are located here.

History of the Community

The Pawtucket Indians, a division of the Algonkian Tribe, had a settlement called Winnisimmet on the site of present-day Chelsea. In 1624, a 22 year old Englishman named Samuel Maverick saw the lucrative potential in establishing permanent trade with Winnisimmet. With a small band of followers, he set up a permanent homestead there, the first one in Boston Harbor, and began a profitable career trading with the Pawtuckets.

Ten years later, Maverick sold his homestead to Governor Richard Bellingham. The Governor divided the land into four farms named after the tenant farmers who leased them; Williams, Carter, Shurtleff and Cary, for whom city streets are named. The area became known as Chelsea and developed a role as an agricultural community and beach resort.

An act of the legislature, passed January 10, 1739, established Chelsea as an independent town, separate from Boston. The extent of Chelsea at this time included all of present day Chelsea, Winthrop, Revere, and part of Saugus. In 1841, the area of Chelsea known as the panhandle was set off to the town of Saugus. On March 19, 1846, North Chelsea (present day Revere and Winthrop) became a separate town. In 1857, Chelsea was granted a charter as a city.

Historically, Chelsea's development was the result of water-related transportation facilities, including bridges, ferries, and Naval installations. As early as 1631, there was a ferry service between Chelsea and Boston, which operated in some form for 250 years. In 1775, at the Battle of Chelsea Creek, Colonial forces captured a British schooner in the first naval battle of the American Revolution. In 1803, the first Chelsea-Charlestown bridge was built. However, Chelsea remained largely uninhabited until a new Steam Ferry was provided in 1831.

Along with greater access to the city came greater population. In 1820, Chelsea's population was only 642. When chartered as a city in 1857, its population skyrocketed to in excess of 12,000 people. In 1925, Chelsea's population peaked at 47,247.

In the early 1800s, the U.S. Navy established one of the first naval hospitals in the nation on Admiral's Hill in Chelsea. Munitions for the USS Constitution were stored in a building that still stands on this site.

The Mystic River Bridge, now known as the Tobin Bridge, was opened in 1950. The construction of this bridge and the elevated Route 1 caused 55 houses and 462 families to be relocated, and effectively cut the physical fabric of the community in half. This impact of the bridge's presence in the city persists to this day.

Another major factor in the development of Chelsea is fire. On the morning of Palm Sunday, April 12, 1908, a devastating fire swept across the center of the city. School buildings, churches, public buildings and seventeen miles of city streets were completely destroyed and 16,000 people were left homeless. Over 2,800 buildings covering 280 acres in the heart of the city were burned to the

ground, resulting in a reduction in the city's valuation of about 20%. In 1973, another major fire occurred that devastated 18 city blocks west of Route 1.

The damage caused by these fires was repaired through a reconstruction effort that occurred over a relatively short period of time rather than through incremental development with gradual replacement, rehabilitation, or modification of older buildings. This process has created a marked contrast in building type, scale, and urban character between newer and older parts of the city. In particular, the area destroyed by the 1973 fire has been rebuilt with large-scale buildings serving commercial and industrial uses.

Demographic Characteristics

Overall Population Trends

Chelsea is a densely developed, working class community with a diverse population. After 1920, the population of Chelsea steadily declined, reaching its lowest point in 60 years with a population of 25,431 in 1980. In the last twenty years, there has been a steady recovery, and the year 2000 population figure for Chelsea has risen to 35,080. Since 1990 when Chelsea counted 28,710 residents, there has been an increase of over 22%. Since 1980, the increase has been almost 38%. This can be attributed to immigration, including significant influxes of a number of minority populations

Population Trend

1920	41,000
1930	45,000
1940	39,500
1950	38,000
1960	33,500
1970	30,500
1980	25,000
1990	29,000
2000	35,000

Density

Chelsea is a very dense community. There are pockets (census blocks) in the Shurtleff-Bellingham, Downtown, and Addison-Orange neighborhoods where population density is above 200 people per acre. The least dense residential portions of the city are Prattville and the Mill Hill area. High density in Chelsea is a combination of a housing stock that includes many apartments and the tendency for recent immigrant groups to share apartments with extended family members and friends. Twelve census blocks within the city have mean housing unit densities above 50 units per acre.

Ethnic Composition

The total number of minority residents in 1990 was 8709, or about 30 percent of the total population. In the 2000 Census, the total number of minorities increased to 42.1 percent of the total population. Thus, Chelsea is a highly diverse community, with many cultures added to the mix.

The following statistics from the 2000 Census illustrate the diversity of Chelsea's population:

- 52 percent of the city's population is of Hispanic origin; this identity overlaps with various racial identities.
- 57.9 percent identified themselves as White
- 7.3 percent identified themselves as Black or African-American
- 4.7 percent are Asian
- 0.1 percent are Native Hawaiian or Pacific Islander
- 0.5 percent are American Indian or Alaskan Native
- 22.9 percent identified themselves as some other race
- 6.6 percent are of two or more races

Age Distribution

Over eight percent of Chelsea's population is under five years of age, 8.3 percent of the population are between five and nine years, and 11.2 percent of the population are over age sixty-five. Altogether, these younger and older age groups constitute 27.6 percent of Chelsea's population. These age groups represent the least independent segment of the population in terms of transportation access, and therefore the most in need of nearby open space and recreational facilities.

The population increase from 1990 to 2000 ranged widely among different age groups, with the largest increase in the groups between 5-17, 35-44, and 45-54 years old. These changes suggest a growth of existing families as well as in-

migration of households with children. Age groups showed the following changes in size.

Under five years	8 percent
5-17 years	55 percent
18-24 years	9 percent
25-34 years	9 percent
35-44 years	60 percent
45-54 years	57 percent
55-64 years	-2 percent
Over 65 years	2 percent

Jobs and Income

Chelsea's population has one of the lowest median incomes in the state. The median household income in 1999 was \$30,161. Chelsea ranked 345th of 351 cities and towns in Massachusetts; the city's rank dropped 3 places while median income rose by 20 percent since the 1990 Census. The percentage of Chelsea residents living below the poverty level was 20.6 percent in 1999, as compared to a statewide average of 6.7 percent. In 1989, the percent of Chelsea residents living below the poverty line was slightly higher, 22.9 percent.

In 2001, the unemployment rate in Chelsea was 5.5 percent, compared to a state average of 3.7 percent. Of those that were employed in 2000, 22 percent worked in services, 26 percent worked in wholesale and retail trade, 14 percent worked in manufacturing, 19 percent worked in government, and 14 percent worked in transportation, communication and public utilities.

Growth and Development Patterns

Chelsea is a fully urbanized community in which there is little vacant land. New development occurs largely through a process of redeveloping existing land. The current pattern of land use is indicative of past trends and long-term future development patterns.

Map 1 shows Chelsea's land uses, major development areas, and neighborhood boundaries with existing parks superimposed. Map 2 shows the zoning context and Designated Port Areas. State regulations restrict the

Designated Port Areas to water-dependent uses, including bulk storage of water-borne commodities such as petroleum products and road salt.

Chelsea's major infrastructure includes Route 1 / Tobin Bridge (a regional facility with several on and off ramps in Chelsea), and the MBTA North Shore Commuter Railroad. These facilities divide the city into quadrants. The major streets are as follows; Broadway which acts as a north-south spine through the city, Revere Beach Parkway (Route 16) which parallels Route 1, Marginal Street and Eastern Avenue which are truck routes running along the waterfront to the south and west, and Everett Avenue to the west of Broadway. Access to East Boston is via the Meridian Street and Chelsea Street Bridges, which connect to Marginal Street in Chelsea.

Chelsea is fully sewerred and supplied with water by the MWRA. Separation of combined sewers and upgrade of water mains is an ongoing concern.

North of the railroad and east of Route 1 lie the Mill Hill, Soldiers Home (or Powderhorn Hill), and Addison-Orange neighborhoods. Prattville lies west of Route 1. Washington Avenue runs through Prattville and connects it with the Addison-Orange and Soldiers Home neighborhoods and Downtown.

South of the railroad lies the Downtown/Lower Broadway neighborhood, which includes residential, downtown business, institutional and government uses. East of Downtown is the large Shurtleff-Bellingham neighborhood. The Admirals Hill residential development occupies a drumlin at the south end of Chelsea.

Two major shopping centers serve Chelsea and adjacent cities. They are the Mystic Mall on Everett Avenue at Spruce Street, and Parkway Plaza at the north end of the city adjacent to Revere Beach Parkway and Mill Creek.

The Chelsea Creek waterfront is occupied by petroleum tank farms, a bulk salt storage area, airport-related trucking services, and parking for airport employees. A parking garage near Chelsea Creek serving employees at Logan Airport and several private parking lots for airline and car rental companies are located at the waterfront along Eastern Avenue and Marginal Street. Forbes Industrial Park comprises a group of older industrial buildings at the mouth of Mill Creek.

The triangle that separates the Shurtleff-Bellingham and Mill Hill neighborhoods is formed by the existing MBTA commuter rail line on the north and the unused Boston &

Albany railroad bed on the south. This area is zoned for and occupied by industrial uses, primarily airport-related trucking. In 2001, a ten acre parcel was redeveloped for the MWRA office building and north shore maintenance facility.

On the west side of Chelsea, in a sector of the city that was razed by the fire of 1973, large commercial and light industrial developments are occurring, leading to higher use of the land. In recent years much of this area has been redeveloping as a result of city efforts and the 1998 Everett Avenue Urban Revitalization and Development Plan. A new hotel opened on Everett Ave. at the corner of Maple Street in 2000, and other parcels have been cleared and are planned for new office buildings. The Massachusetts Information Technology Center (MITC, a state data processing facility) was built in this area in the early 1990s. The Chelsea Produce Market and related businesses serve a regional market. A new office building at Harbour Point Office park was recently completed in this same area. The fate of the Mystic Mall, set on a large parcel to the west of Everett Ave, remains to be seen. The mall has been struggling in recent years and is currently partially empty. If additional businesses leave the site, this will create a major economic redevelopment opportunity in this area of the City.

Chelsea's zoning map closely reflects these land uses and development efforts. A Waterfront District was established to promote water-oriented industrial uses at Forbes Industrial Park and the lower Chelsea Creek waterfront. Most of the waterfront from the Tobin Bridge to the mouth of Mill Creek is a Designated Port Area. As such, development in this area must be reviewed for consistency with water-related and port uses by the Massachusetts Department of Environmental Protection and the Coastal Zone Management Program. However, waterfront park access is compatible with appropriate port uses in many instances. Therefore the Action Plan that follows proposes several places where waterfront access can be improved.



Quigley Park

Surrounding Communities

Chelsea residents use regional recreational facilities in surrounding communities that are accessible via MBTA bus service, such as Revere Beach and the Downtown Boston waterfront. The Department of Conservation and Recreation (DCR) formerly the MDC, owns land and operates an ice skating rink on the Revere side of Mill Creek. However, some Chelsea teenagers report being unwelcome or turned away from DCR swimming pools in other communities (Chelsea's DCR pool is currently closed). The Northeast Petroleum site in Chelsea overlooks a waterfront open space on Condor Street in East Boston. Open spaces and recreation facilities in Everett do not serve large numbers of Chelsea residents nor have major potential to do so. Although there may be some limited use of Chelsea's parks and open space by residents of other communities, the extent of this use is organized sports involving inter-community leagues, particularly soccer. The DCR's Mary O'Malley Park is a regional passive open space that may receive wider use, but is separated from Everett's residential neighborhoods by extensive industrial land areas in both cities.

Coordination with surrounding cities is an appropriate way to increase open space opportunities and potential, particularly with regard to the improvement of the Condor Street Wilds in East Boston, and potential bicycle connections to East Boston and Revere. These opportunities are discussed in the Action Plan section of this report.

4. Environmental Inventory & Analysis

Geology, Soils, & Topography

The topography of Chelsea consists primarily of coastal lowlands, punctuated by four drumlins formed during the last Ice Age. These drumlins are located in the southwest (Admirals Hill), southeast (Mount Bellingham), northeast (Powderhorn Hill) and northwest (Mount Washington). A smaller drumlin (Mill Hill), is located on the east side of Chelsea, adjacent to Mill Creek. Soils in the city are primarily urban fill, and there is very little undeveloped land. The U.S. Soil Conservation Service identified four other major soil classifications. Woodbridge-Urban complex, Newport-Urban Complex, and Canton-Urban Complex comprise most of the city's land area not designated as urban; The Udorthents classification of wet substratum is found along portions of the city's waterfront. Chelsea has no undeveloped areas designated as prime agricultural land.

The topography of the area provides a number of amenities for recreational development, both on the hills that provide lovely views over the city to the Harbor and Boston, and along the waterfront. Currently however, these opportunities have not been fully developed. Most of the waterfront is used for industrial purposes and much of the hilltop areas are covered with residential development.

Landscape Character, Scenic Resources, and Unique Environments

Chelsea is bordered on three sides by water, giving the city a unique character and a potentially high degree of access to waterfront areas. The Mystic River borders Chelsea on the southwest, the Chelsea Creek and Mill Creek on the east, and the Island End River on the west. Mill Creek is bordered by marshy wetlands between the developed portions of the city and the creek itself. Chelsea Creek has a more abrupt shoreline, with filled areas dropping off quickly into the creek and industrial uses obscuring much of the access to the shore. The city's frontage on the Mystic River is mostly in the Admiral's Hill area, which has banks gradually sloping down to the water on recreation land.

Chelsea's character is not only related to its adjacent rivers, but also to the character of its landscape. The land in Chelsea is occupied by the five glacial drumlins described above, rising 150'-200' above sea level. This sloped and hilly landscape helps to divide the city into discernible neighborhoods, each with its own character, thereby giving the city a manageable sense of scale and orientation (see Map 3). From the tops of these drumlins, there are dramatic views of Boston, Revere, and other surrounding areas. Despite the fact that in most of the city the natural landscape has been completely covered by development, Chelsea's topography and proximity to water remain dominant features.

Chelsea has no areas listed on the Massachusetts Department of Environmental Management's Areas of Critical Environmental Concern or Scenic Landscape Inventory.

Neighborhood Character

Admirals Hill

Admirals Hill sits atop a point of land between the Mystic River and Island End River. The slopes of the hill are covered by residential development enjoying expansive views. On the south slope of the hill is the site of the historic Naval Hospital, with several brick and granite structures that have been converted to other uses. Between the Naval Hospital and the shoreline is the DCR's Mary O'Malley Park. This park is a major resource for the City, and is composed of broad sweeping expanses of grassy areas with picnic facilities, parking areas, a pier, and a pedestrian and bicycle path.

Lower Broadway

The Lower Broadway neighborhood is a small area nestled at the foot of the Tobin Bridge as it completes its span of the Mystic River and merges once again with the land. This area is characterized by low and flat land, and contains mostly attached three and four-story residential brick rowhouses. The streets are narrow and shady with very short blocks. The views looking across to Boston from Ferry Street are among the best in Chelsea. Three small open spaces serve this neighborhood: Polonia and Ciepiella Parks and O'Neil Tot-Lot.

Downtown Area

The Downtown area is an intact commercial district that also contains many of the city's municipal buildings, such as the City Hall, the Library and the Police Station. Urban re-development projects have occurred in past years that have provided the funding to implement streetscape improvements, including those called for in the 1994 Open Space Plan. As a result, many of the sidewalks and crosswalks are paved with brick and relatively new bollards, street trees, and street furniture have been installed, although some are in disrepair. Surrounding the Downtown area are residential neighborhoods of three and four-story apartment buildings and attached row houses, primarily of constructed of brick. Two public squares serve the neighborhood – Bellingham Square and Chelsea Square. Also proximate is the Williams School, the site of the Chelsea Community Schools, and Adamski Park, a small state owned park that has been fenced off for a number of years.

Marginal Street

Although Marginal Street runs along much of the city's frontage on Chelsea Creek, its potential to provide attractive views is currently limited. While Marginal Street gives access to the many industrial uses that are located along the waterfront, these views do not open up to the harbor as do those from the waterfront areas to the west. The views across Chelsea Creek to the East Boston shore include waterfront industrial sites and storage tanks, sites planned for open space and residential neighborhoods on Eagle Hill above the waterfront.

Shurtleff-Bellingham Neighborhood

The land in this neighborhood slopes upward to the top of Mount Bellingham from the flats of Marginal Street. The houses in this neighborhood are primarily detached wood-frame three and four-story buildings along streets that are often treeless. The tight arrangement of these buildings and the high population in the area result in a relatively high density neighborhood. The main landscape features in this neighborhood are the Garden Cemetery, a cool but inaccessible burial ground in the middle of a residential grid of streets, and the peak of the hill at the intersection of Highland and Bellingham Streets, on which the new Bellingham Hill Park provides dramatic views, albeit somewhat limited by the residential and institutional development which encircle it. Bosson and Quigley

Playgrounds and Highland Park also are located in this neighborhood. The Chelsea Early Learning Center is located in the old Shurtleff School, and the Jordan Boys and Girls Club is located on Willow Street.

Mill Hill

The residential area that surrounds Merritt Park and the new Burke Elementary School has many pleasant characteristics. This area is largely composed of two- and three-story wood frame detached buildings. Covering the smallest of the city's drumlins, the Mill Hill neighborhood sits on a small neck of land bounded by Chelsea Creek and Mill Creek. The creeks merge and widen at this point, which provides pleasant views looking both toward the East Boston shore and back toward the city. The Revere shore across Mill Creek is lined with marshes that provide a buffer to the developed areas behind it. An old, wood-frame industrial structure on the Revere side, now being converted into a museum, provides an interesting visual focal point to the marshes that is unobtrusive despite being a built object in an otherwise natural environment. Dever Park is located in this neighborhood.

Addison-Orange Neighborhood

Adjacent to the north side of downtown is the Addison-Orange neighborhood. Smaller lot sizes and a relatively flat terrain result in a residential urban density that relates to the Downtown area. Where Route 1 sweeps along the western edge of the neighborhood, residential density decreases. Use and scale at this point change from a tight arrangement of relatively small-scale residential buildings to a series of large and widely spaced industrial structures. Limited views from within the approximately 20 square block neighborhood provide brief glimpses of the Tobin Bridge and Route 1 to the west and north. This neighborhood is located next to the new High School and Carter Park, but has only one public open space within it, the new Eden Street Park.

Broadway

Broadway's commercial district runs like a spine through Chelsea, with the Tobin Bridge looming over the western end and views into Revere at the eastern end. This road is a major source of orientation within the city, giving visitors a clear picture of their location in relation to Chelsea's major landmarks.

Parkway Plaza

Parkway Plaza sits on a low flat area near the end of Mill Creek. The plaza is comprised of extensive parking lots and flat paved areas with little green space to break them up. Behind the Plaza, however, the Mill Creek winds its way back to its termination at the highway. It is bordered by a strip of wetlands on both sides that are a valuable remnant of the natural landscape in this heavily developed area.

Soldiers Home Neighborhood

The Soldiers Home neighborhood covers the steep slopes and the peak of Powderhorn Hill. This residential area contains some examples of Queen Anne style architecture. Soldiers Home is one of the least dense neighborhoods in the city and benefits from the presence of Malone Park, a flat open space which lies just to the west of the peak of the hill. At the peak sits the Soldiers Home, a large structure that dominates much of this area. However, there are some smaller brick structures associated with the home that are of a visually more manageable scale and command glorious views across Chelsea and East Boston to the marshes around the airport and the ocean beyond, as well as views of downtown Boston. This property is owned by the State but maintained by the City.

Carter Park Area

The neighborhood around Carter Park is a small enclave of mostly single-family Queen Anne style homes surrounded by heavy commercial and highly trafficked areas. The highway looms above the southeastern edge, and Revere Beach Parkway winds along the northern edge. Limited access is provided from the parkway into the tree-lined neighborhood. Although Carter Park is a sloped area, the neighborhood is not at one of the high elevations in Chelsea. The slope gives way and flattens out into Carter Park, which lies bounded by the neighborhood, the Chelsea Stadium and the highway above. Residents of the neighborhood have both visual and physical access to the park and new high school, and the commercial area beyond. A DCR pool, which closed several years ago, is awaiting funding for reconstruction.

Prattville Neighborhood

The Prattville neighborhood climbs up a drumlin from Washington Park, spreading north and east toward the boundaries of Everett and Revere. Covering the top of the drumlin, this area is characterized by narrow, steep, tree-lined streets. Sporadic glimpses of the Boston skyline and Everett in the distance, as well as views of Powderhorn Hill and Washington Park can be attained at the higher elevations of the neighborhood. The lower areas rest closer to the commercial zone and have more limited views to such features as Powderhorn Hill and the highway.

Washington Park sits on the south-facing slope of one of the city's drumlins and is effectively a "town green" for the neighborhood. A relatively small commercial area on one side of the park is dominated by the three residential edges. The park is clearly identifiable, with a low stonewall and many canopy trees, and provides a well-used connection and transition from a small commercial area to the Prattville residential area beyond. Views of Powderhorn Hill can be seen from the north side of the park.

Voke Park is a multi-use sports facility that sits on the base of the north side of the Prattville drumlin (very close to Everett and Revere). Streets are wider here than in other sections of the neighborhood and a mixture of building types provides a heterogeneous character that is different from the other side of the drumlin. Adjacent to the north corner of the park is a small commercial zone where public access to the park is most available. Views are limited to the residential hills of Revere.

Historic & Cultural Resources

Chelsea is the site of four districts that are included in the National Register of Historic Places (see Map 4). It also contains three independent properties that are on the National Register. In 2000, The Chelsea Historic Commission, with funding from the State, completed an extensive survey of historic residences, as well as a survey of historic industrial properties in the City. Chelsea's location on the fringes of Boston as an early settlement site, and its current appeal to many of the new residents of Boston, make it a city that continues to have an evolving historical and cultural significance. A description of the National Register Districts and properties follows.

National Register Districts

Bellingham Square District: Broadway, Chester, Chestnut, City Hall Ave., 4th, 5th, Grove, Hawthorne, Marlboro, Shawmut, Shurtleff and Washington Streets. Comprising over 150 structures, this district became the

center of commerce and government after the 1908 fire. The cohesiveness of design is the result of community planning after the fire. The district includes City Hall, modeled after Old Independence Hall in Philadelphia, and the Public Library (opened in 1910).

Chelsea Square Historic District: Broadway, Medford, Tremont, Winnisimmet, Cross, Park and Beacon Streets. Notable for containing the finest and most intact grouping of mid 19th and early 20th century commercial architecture in the city, this district also includes a waterfront district (South Broadway neighborhood) with brick row houses dating to the mid to late 19th century.

Downtown Chelsea Residential District: Roughly bounded by Shurtleff, Marginal and Division Streets, and Bellingham Square. This district incorporates the Shurtleff School (now the Early Learning Center) and period structures around the school. The area had been completely devastated in the 1908 fire and had previously contained City Hall and a number of other community buildings. The 1909 construction of the school, which takes up an entire city block, spurred residential development in the area.

Naval Hospital District: (Now Admirals Hill residential neighborhood and Mary O'Malley Park). The U.S. Naval Hospital, established in the early 1800s, was one of the first in the nation. The area contains several historic properties including a hospital building designed by the 19th century architect Charles Bulfinch. Munitions for the USS Constitution were stored in a building still standing on this site. The site is currently a residential community, with some limited commercial uses and Mary O'Malley Park.

National Register Buildings Outside Districts

Governor Bellingham-Cary House: 34 Parker Street. Governor Bellingham built this house in 1659, primarily for use as a hunting lodge. It was rebuilt and enlarged in 1791 by Samuel Cary, and is maintained as a museum.

Congregation Agudath Shalom: 145 Walnut Street. This synagogue, built in 1908-1909, is the largest Orthodox Jewish synagogue of its era in continuous use in New England. It was the first synagogue constructed after the 1908 fire and for many years the only synagogue of the eventual 14 in the city. It was designed by Harry Dustin Joll, one of the three primary architects involved in the rebuilding of Chelsea after the fire.

The C. Henry Kimball House 295 Washington Street . Built in 1896, the house is one of the finest examples of the Queen Anne style in Chelsea. It was built by Charles Henry Kimball, a prominent businessman active in community affairs.

Water Resources

Chelsea is surrounded by water on three sides, with Mill Creek to the northeast, Chelsea Creek to the south and east, Mystic River to the south, and Island End River to the southwest. The city drains into the Island End River and Chelsea Creek sub-basins, both of which are a part of the Mystic River Basin. The watershed line dividing these basins is shown in Map 5. The shoreline consists primarily of coastal bank, coastal beach, salt marsh, upland and rocky shore. Along Mill Creek, east of Broadway, the shoreline is a narrow band of salt marsh, continuing around the mouth of the creek and south into Chelsea Creek. Along Chelsea Creek, between the Chelsea and Meridian Street Bridges, the shoreline alternates between coastal bank and coastal beach, with small patches of rocky shore. Around Admirals Hill, at the confluence of the Mystic River and the Island End River, the shoreline transitions from tidal flats to upland to coastal beach. The northern end of Island End River transitions from coastal bank to tidal flats.

Vegetated wetlands include the area around Mill Creek in northeastern Chelsea, and a small salt marsh on Chelsea Creek in eastern Chelsea at the point where the railroad tracks run along the edge of the creek.

Mary O'Malley Park at Admirals Hill serves as the only waterfront open space accessible to the public on a regular basis. Most of the remainder of the waterfront has been developed for industrial uses, with no public access except for the walkway at the former Northeast Petroleum site, now a temporary parking lot.

Vegetation, Fisheries & Wildlife

Chelsea is a very densely developed urban area, and thus has little undeveloped land. However, opportunities exist for reclamation of degraded salt marsh areas in both the Island End River and the Mill Creek. With improving water quality in Boston Harbor, the diversity of wildlife in these areas has increased. Sightings of harbor seals, nesting swans, hawks and egrets have been reported. The City has no woods or resource protection areas, and no rare, threatened and/or endangered species.



Mill Creek

Environmental Problems

Long-term industrial use of the waterfront, with large tank farms, indicates that much of the waterfront may be contaminated with hazardous materials. Similarly, the freight railroad corridor running east/west through the city may be contaminated as is typical of such railroad rights of way. Contamination of some industrial sites has been confirmed, and it is suspected at others. Other industrial areas, such as those in the Everett Avenue Urban Renewal Area, have been assessed and in most cases, determined to be suitable for redevelopment.

5. Inventory of Lands of Conservation & Recreation Interest

In November of 2001, a landscape architect and an architect/planner from Wallace Floyd Design Group surveyed each of the parks listed below. The survey forms guided the process and ensured that each park was reviewed at the same level of detail. Surveyors recorded facilities, facility condition, and ADA compliance. In general, the parks and playgrounds in Chelsea are well-maintained and have high recreational potential.

The Open Space Inventory table provides a summary of conservation and recreation lands in Chelsea. Data sheets with details about each park are in the Appendix.



View from Malone Park

Summary of Open Space Inventory

Facility	Size (acres)	Owner	Manager	Current Use	Condition	Recreation Potential	Public Access	Zoning	Protected in Perpetuity
Voke Park	3.20	City	DPW	Active	Fair	High	Good	R-1	Yes
Washington Park	1.70	City	DPW	Passive	Good	High	Good	R-1	No
Carter Park	3.06	City	DPW	Active	Good	High	Good	R-2	Yes
Malone Park	2.50	State of Mass.	DEM	Passive	Fair	High	Good	R-1	No
Dever Park	0.28	City	DPW	Active	Fair	High	Good	R-1	No
Mary C. Burke Elementary School Complex	4.0	City	School Dept	Active	Good	High	Good	R-1	Yes
High School/Memorial Stadium	5.16	City	School Dept	Active	Good	High	Good	R-2	No
Williams Middle School	1.60	City	School Dept	Active	Good	Fair	Good	R-2	No
Bosson Playground	0.73	City	DPW	Active	Good	High	Good	R-2	Yes
Garden Cemetery	3.00	City	DPW	None	Fair	Medium	None	R-2	No
Quigley Park	0.55	City	DPW	Active	Fair	High	Good	R-2	Yes
O'Neil Tot Lot	0.14	City	DPW	Active	Good/Fair	High	Good	R-1	No
Polonia Park	0.39	City	DPW	Active	Good	High	Good	R-1	Yes
Ciepiela Park	0.04	City	DPW	Passive	Poor	Fair	Good	R-1	No
Mary O'Malley Waterfront Park	19.00	DCR	DCR	Passive	Good	High	Good	NHR	Yes
Highland Park	1.74	City	DPW	Active	Good	High	Good	I	Yes
Eden Street Park	0.22	City	DPW	Passive	Good	High	Good	R2	No
Bellingham Hill Park	4.1	City	DPW	Active/Passive	Good	High	Good	R2	Yes
Chelsea Square	0.47	City	DPW	Passive	Good	High	Good	BR	No
Bellingham Square	0.08	City	DPW	Passive	Good	High	Good	BR	No
Adamski Park	0.10	State	Massport	Passive	Good/Fair	High	None	R2	No
Mace Tot Lot	0.120	Utility	Utility	Active	Poor	High	None	R2	No

City: City of Chelsea
 DPW: Chelsea Department of Public Works
 School Dept: Chelsea School Department
 DCR: Department of Conservation and Recreation
 DEM: Massachusetts Department of Environmental Protection

6. Community Goals

Description of Process

The goals of this plan were developed during the Fall of 2001 and Spring of 2002 through meetings and discussions with the Chelsea Planning and Community Development Department, the Open Space Working Committee, Chelsea Creek Action Group, the facility survey, and two public meetings. The goals and objectives of the 1994 plan were also an important input into this plan.

Statement of Open Space & Recreational Goals

In the area of open space and recreation, Chelsea faces severe constraints and problems including:

- Its extraordinarily small size, high density, and relatively limited open space
- Its limited fiscal resources
- The physical divisions of the city caused by the bridge, highways, and rail beds
- Its historical use of the waterfront by industry and legal limitations to public use of this potential open space resource.

The goal of this planning process is to work within these constraints to provide the highest quality open space possible with the resources available. The goal for the open space is to maximize the opportunities created by the city's unique resources:

- natural resources — hills and waterfront
- rich cultural heritage, diversity, and history
- community pride and civic commitment

Open space and recreation are not merely ends in themselves— they are a means to an end. The goal of this community is to implement an open space and recreation plan that meets the challenges, takes advantage of the opportunities, and thus helps the people of Chelsea make a reality of its vision of a stable, economically sound and socially healthy, and diverse city, with opportunities for all its citizens to enjoy high quality open space and recreational facilities.

7. Analysis of Need

Summary of Resource Protection Needs

The resource protection needs of Chelsea concern the major natural resource areas of the city, such as the city's waterfront and scenic landscapes. The following resources have been identified for protection and/or enhancement:

- **Coastline and Major Water Bodies, Rivers and Streams:** Much of this area is currently in industrial use with little public access. The plan should provide public access to as much of the waterfront as is consistent with the Designated Port Area, linking waterfront resources with each other as well as with other open spaces. As additional waterfront land becomes available, it should be considered for shared opportunities between open space and development uses. As uses along the waterfront change, opportunities for increased public access should be studied.
- **Scenic Landscapes:** Because of the series of drumlins on which Chelsea is built, there are a number of open spaces with scenic views of the city, the Boston Harbor, and Downtown Boston. Areas with particularly attractive views include Bellingham/Highland, Malone Park, and Mary O'Malley Park. These views should be maintained and enhanced, and where possible, new views should be developed for public access.



Polonia Park

Summary of Community's Need

The Chelsea community has a strong need for all types of open space and recreation facilities, including tot lots, active recreation areas, passive parks in certain neighborhoods, and a system of linkages between these facilities. As described in Chapter 3, the low income level of a significant proportion of the population greatly limits their access to commercial entertainment or recreation facilities, as well as facilities at a distance that require travel. Also, the dense settlement pattern of the city results in very few private yards that can be enjoyed as private open spaces. Therefore, it is incumbent upon the city to provide for the community's open space and recreation needs.

Analysis of Need

For the 1994 Plan a community survey was completed by 175 residents regarding their opinions on Chelsea's open space, parks, and recreation amenities. Although this survey is nine years old many of the opinions may still be valid. The following are some of the more prominent and significant results of the 1994 survey.

- Two-thirds of the respondents indicated that they use Chelsea parks and open spaces at least weekly in good weather.
- By a wide margin, Mary O'Malley Park (Admiral's Hill) is the most popular park: nearly half of the respondents indicated it was one of three parks they used most frequently. This response was consistent across age groups. Highland Park is also used frequently by the youngest respondents (under age 17), and along with Quigley Park, is the park used the most frequently (among those who indicated they used the park daily or frequently).



Garden Cemetery



Street trees in downtown Chelsea

- There is substantial interest in swimming. Pools ranked second as an outdoor facility need and first as an indoor facility need. In addition, when asked about interest in participating in organized recreational activities, swimming ranked first for both youth and adults. This interest is greatest among female respondents. Since this survey was completed the DCR Pool has been closed for repairs and not reopened. Although an indoor pool has recently become available at the Jordon Boys and Girls Club opposite Highland Park, the need for summer outdoor swimming facilities in Chelsea is greater now than when the survey was done in 1994.
- Other highly ranked outdoor facilities, in 1994, in terms of need included basketball courts and baseball fields. The need for these facilities remains high.
- There is a high level of interest among residents in helping to maintain a neighborhood park. Seventy-seven percent indicated that they might be or definitely would be interested in helping to clean a neighborhood park.

- The number one problem cited with the parks is that they are in poor condition and in need of repair (38 percent of respondents). Since the 1994 survey many parks have been rehabilitated.
- Fifty-nine percent of the respondents indicated that they only felt safe in the parks during daylight hours. Police presence and oversight is still an issue that was raised at the July 16, 2002 public meeting.
- There is substantial interest in passive activities in parks, including places to sit or walk, waterfront parks, and beautification of the streetscape.
- Respondents travel outside of Chelsea most often for swimming, biking, and picnicking.

Community meetings produced significant feedback about current needs. Among the most frequent comments were the following:

- There is a general need for more open space and recreation facilities.
- Chelsea needs more field/court facilities to accommodate both organized leagues and informal play. Of particular concern is the lack of soccer fields, places for skateboarding and in-line skating, tennis courts, softball/little league fields, baseball fields, and basketball courts. Soccer, in particular, is an increasingly popular sport for both children and adults, which is now accommodated at only Highland Park and the High School athletic field.
- People want more parks for young children to play, particularly places where older children will not interfere and compromise their safety.
- The city should consider acquiring vacant land and using the sites for open space.
- There is interest in bike paths along the rail rights-of-way.
- People want more access to the waterfront.
- There should be better lighting in the parks.
- The DCR pool should be repaired and reopened.
- There is a need for more organized recreational activities that are dedicated for young teens.
- There should be more police oversight of the parks.

- O'Malley Park needs repair. In particular, the dock is in poor condition and is considered unsafe.
- Additional victory garden locations are needed.
- Plantings in passive parks should be improved.
- Speeding traffic on residential streets is an issue because children often play in the streets in dense neighborhoods.
- There is a need for more / better maintained open space at housing projects.

Management Needs, Potential Change of Use

The City has developed an Administrative Code, which provides for the internal organization and administration of the city government. The Code clearly outlines each department's authority and lines of interaction with other departments. The Code is helpful in establishing each department's responsibilities and role in specific areas.

The maintenance of Chelsea's parks and open spaces was the responsibility of the Parks Department until 1992 when control was transferred to the Receiver. At that point, park maintenance became the responsibility of the Department of Public Works (DPW). The DPW continues to maintain the City's parks with an established maintenance plan for each facility. Currently, the Department contracts out lawn maintenance, but uses City staff to address other routine maintenance and improvements.

Programming at the City's recreational facilities is addressed through the Recreation and Cultural Affairs Division in the Department of Health and Human Resources. The Recreation Division creates, coordinates and/or implements comprehensive recreational and cultural activities and programs for all residents which enhance the quality use of leisure time. The Recreation and Cultural Affairs Division is responsible for the establishment, coordination and/or implementation of community sports programs for youth and adults, including working with the City's youth leagues; the supervision and coordination of a Community Schools Program within the new public schools buildings; the planning and coordination of cultural events and any festivals or local public events in collaboration with other City departments. The Division works with the Weed and Seed and Safe Haven programs in the City.

The Department of Licensing, Permitting and Consumer Affairs provides administrative support to the Licensing Commission, the Cultural Council and Cable Television Advisory Committee, and is responsible for the issuance of all licenses and permits granted by the Licensing Commission, as well as licenses and permits granted by the Director of the Department. This includes permits for fairs, cultural events and activities, and use of fields and playground facilities.

The Department of Planning and Development serves as an advocate for open space and recreation issues in the City. The Department identifies open space and recreation concerns/needs and develops plans to address the concerns and needs. The Department oversees implementation of the Open Space Plan through, among other actions, open space, park and streetscape design, acquisition, and construction. Through the permit review process, the Department works with land use boards to assure that construction projects meet requirements for usable open space and conform to City standards for design.

The City prepares an annual Capital Improvement Plan (CIP), which identifies major improvement projects, funding sources, and priorities. The CIP includes an open space and recreation facility element that helps insure that there is planning and funding for significant park improvements.

Continued coordination between these City departments is essential to the on-going development and maintenance of open space and recreation opportunities and facilities in Chelsea. While the City is small enough that informal channels of communication often suffice, it is important to maintain the institutionalized coordination between these parties and to continue the assignment of roles and responsibilities established through the Administrative Code. Without such formal and regular coordination of efforts there might be wasteful duplication of efforts, or essential activities could be neglected or overlooked. Without an evident division of responsibilities, it becomes extremely difficult for the community to access park and recreation activities or to hold the various entities accountable. This latter potential problem is important to solve so that the City can continue to incorporate community participation in park planning and maintenance and thereby improve the quality of the parks and responsiveness to community needs.

8. Goals & Objectives

Goals are the most basic statement about what Chelsea's open space and recreation facilities should achieve. There are three basic goals, with a number of more specific objectives under each of them. These goals incorporate the input received during the preparation of the Open Space Plan, as described in Chapter 6.

Goal 1: Provide active and passive recreational and fitness opportunities suited to Chelsea's urban population.

Chelsea is one of the smallest, most densely populated, and most ethnically diverse communities in Massachusetts. Its small size and high-density place severe limitations on the availability of park and recreation space in the city. This limitation to satisfying the open space needs of Chelsea residents is compounded by the minimal private open space and relatively poor transportation and financial resources of the residents, which limit their access to other public and private recreational opportunities. ***Therefore, Chelsea's public parks and recreations facilities must meet the diverse recreational needs of the population year-round.***

- Give top priority to the rehabilitation and maintenance of existing parks, playgrounds, and indoor recreation facilities.
- Provide a full range of recreational opportunities appropriate to citywide and neighborhood recreation needs and age groups. These include: baseball and soccer; tot lots, basketball, bocce, chess tables; indoor facilities for year round and winter use; facilities for organized leagues; family oriented facilities; bicycling, jogging, roller skating, and walking facilities
- Provide each neighborhood with an adequate range of appropriately located parks, playgrounds and recreation facilities.
- Design facilities to serve the disabled, special needs, and elderly populations of Chelsea; remove barriers that prevent access to and use of existing parks.

- Pursue acquisition of other sites for open space and recreation development where available and appropriate.
- Provide safety and security in all parks and playgrounds through appropriate programming and design, proper upkeep, and community and police participation in planning and operation of the parks.
- Work with neighbors and park users to achieve compatible use at parks and playgrounds and to upgrade and maintain them. Encourage local park groups and the Community Schools program to be involved in programming activities.
- Provide adequate staffing to maintain parks and playgrounds and to coordinate programs in them. Programs such as a Kite Festival at Malone Park, the farmers market, and the park ranger program promote this goal.
- Assess conditions at city parks and playgrounds annually and take corrective action through routine maintenance and by budgeting capital improvements.

Goal 2: Take advantage of Chelsea's environmental, historic, and scenic resources.

Chelsea is surrounded by water on three sides with direct access to Boston Harbor. There are five drumlins in the city with many scenic views. ***New and existing parks and open space should take advantage of these opportunities to enrich the experience of city residents.***

- Take advantage of hilltop views in acquiring, designing, and maintaining hill top park sites.
- Acquire waterfront properties large enough to serve as park nodes. Develop clear connections to waterfront nodes using existing streets and improved streetscape.
- Preserve, enhance, and restore wetland areas through open space acquisition, easements, and deed restrictions.
- Provide waterfront vantage points from which marine activities can be viewed.
- Incorporate Chelsea's historic resources, including the Garden Cemetery, in the open space system.

- Work with DCR and other state agencies in planning the acquisition, programming, operation, and maintenance of the city's natural, historic, and cultural resources.

Goal 3: Integrate the open space system into the city fabric.

As an urban place, there is an intimate relationship between neighborhood open spaces and the surrounding residential, commercial, and industrial areas. Urban dwellers utilize public sidewalks and plazas in the same manner as parks. ***Open space should help tie city neighborhoods together, provide buffers against incompatible uses, and add value to surrounding properties.***

- Provide safe and secure pedestrian and bicycle connections to major open space and recreation opportunities, transit, and Chelsea's schools. Encourage walking and biking for transportation and fitness.
- Facilitate access to parks through pedestrian and bicycle improvements, and thereby assist in the rehabilitation of neighborhoods and the downtown. Use traffic calming to improve the safety of city streets and integrate streets into the public open space system.
- Enhance the open space value of city streets and squares for passive use.
- Use the open space system to help tie the city together. Develop physical connections and promote events that attract residents from various neighborhoods citywide.
- Help beautify the city through appropriate open space, park, and streetscape improvements, and thereby assist in the rehabilitation of neighborhoods and the downtown. Programs such as Chelsea's Street Tree Program and the development of victory gardens would further this goal.

9. Five Year Action Plan

The actions that the City would like to pursue fall into three general categories: new open spaces, park rehabilitations, and new or continued policies and programs. In developing the list of actions, the 1994 plan was used as a base and expanded and revised based on committee discussions and public comments. Prioritization was established based on the ability to serve multiple constituencies and based on neighborhood need. Each action or the intent of each action is outlined below. All place-specific actions are shown on the Action Plan map and priorities and cost are summarized in the Action Plan Summary Table.

Proposed New Open Spaces

Mill Creek and Parkway Plaza

This project involves the development of both shores of the Mill Creek from the Locke Street public housing project to the MBTA railroad bridge. The project would also include the redevelopment or partial redevelopment of the underdeveloped and substantially vacant Parkway Plaza shopping center, and providing connections to existing DCR land and facilities on the Revere side of the Creek, and other vacant or underutilized parcels along both sides of the Creek. The park land would include both passive and active recreation opportunities, such as walking/



Existing path provides access to portions of the Mill Creek waterfront.

bicycle paths, viewing areas, and ball fields. Paths located along the edge of the wetland habitat, with possible pile-supported wooden boardwalks branching from it to allow access into the wetland, and landscape design to maximize the use of plant materials consistent with the natural wetland, would enhance the recreational and environmental benefits of the project. Coordination between different entities, including the City of Chelsea, the City of Revere, the Chelsea Housing Authority, the Department of Conservation Resources, and the Massachusetts Highway Department, will be required to assure that the project is completed in a cohesive and sustainable manner.

Abandoned Rail Right-of-Way: Waterfront

This project involves the development of a park on a portion of an unused railroad right-of-way. The 0.48-acre site is immediately adjacent to Chelsea Street at the foot of the Chelsea Street Bridge and has direct access from both Chelsea Street and Eastern Avenue. Restrictions at the site, such as the existence of a state owned drainage easement on a portion of the land and a narrow parcel width, limit development of the site for passive recreational use; however, the parcel provides direct access to the banks of the Chelsea River, providing the real potential for the development of a public viewing area on the River. In addition, the site is situated such that connections may be made to enhance the recreational opportunities in the area. For example, the City of Boston has developed plans for reconstruction of the Chelsea Street Bridge; the plans include a bridge control tower with a public walkway extending over the water. The park can be designed to connect with the walkway. State owned land on the opposite side of Chelsea Street, if redeveloped, could include a future connection along the riverfront, eventually leading to a connection to the existing waterfront walkway at 257 Marginal Street. Another connection would be to a future multi-use path along the rail right-of-way on the other side of Eastern Avenue.

Abandoned Rail Right-of-Way: Multi-Use Path

This project involves the development of a multi-use path along all or a portion of the unused right-of-way between Eastern Avenue and Sixth Street. This former rail corridor has been identified by the City and the Massachusetts Bay Transportation Authority (MBTA) as a potential right-of-way for the Urban Ring project, a proposal to develop a

circumferential transit ring through Boston's inner suburbs. While the City's priority for the right-of-way would be development of the Urban Ring, there is a potential for the development of all or a portion of the right-of-way for a multi-use path. The Draft Environmental Impact Statement (DEIS) for the Urban Ring project currently focuses on use of the right-of-way between Bellingham Street and Sixth Street for the transit project, leaving that portion between Eastern Avenue and Bellingham Street available for recreation use. In addition, it may be possible to develop a walking path adjacent to the Urban Ring roadway in the Bellingham Street-Sixth Street portion of the corridor to provide a through pedestrian connection.

Island End River Public Access/Boat Ramp

Except for Mill Creek, which does not have direct access to the harbor, and a portion of the Mystic River waterfront, the Island End River is the only part of the City's waterfront not in the Designated Port Area. The City owns a parcel at the head of the River that is mostly inundated at high tide.

The River has dual personality: the Chelsea side is home to the city's most high-value neighborhood and one of two marinas in the city. The Everett side of the River is devoted to heavy industrial uses and is the site of a former coal tar plant that is polluting the River. The goal of this project is to support the environmental remediation of the River and to promote public access along the waterfront. Existing public access is limited to that provided by Mary O'Malley Park. Redevelopment along the River provides the possibility of continuing that access all along the River. A development proposal currently in the permitting process promises to provide access along the Chelsea side of the River through to Beacham Street, including public access, a kayak launch, parking, and boat and trailer storage. The development would provide access to the City's land for the future construction of a boat launch, should funding become available.

Opportunities exist to extend this walkway into the Everett side of the River. The parties responsible for the environmental contamination are preparing plans to address the environmental contamination in the River, which may involve the dredging of polluted sediments. The dredging could make the development of a boat launch on the City property more feasible. In addition, the City of Everett is currently working on a grant to inventory resources along its waterfront. The advisory committee has expressed interest in developing public access along the Everett side of the River.

League Fields

Numerous comments referred to the need for new soccer fields and for league fields in general. The parks and City need to be more organized to accommodate league play for both children and adults. The City has two soccer fields (Highland Park, Memorial Stadium), and two ball fields (Carter Park, Voke Park). The Highland Park field is heavily used, not only by Chelsea residents, but also by league teams and people from outside the City.

The City has taken steps to address this need by rehabilitating Memorial Stadium with an artificial surface to accommodate more usage, including soccer and lacrosse, with the assistance of a grant from a non-profit agency. The natural field had limited playing time due to the need to allow the grass time to regenerate; the new field has no such limitation, increasing the number of hours of play time that the field can provide. Improvements were recently made to Highland Park as well and the ball fields at Carter Park and Voke Park were rebuilt in the mid-1990's.

The development of new league play fields, where possible, would allow the city to further address the need. In a city of limited size and almost no undeveloped land, it is not always possible to acquire land for new fields, especially in tracts of a size necessary to accommodate large fields; however, the City can work with the State and developers on the few large remaining underdeveloped tracts of land to integrate recreation fields into development of these parcels. In addition, the City can continue to partner with non-profit groups to pursue non-traditional funding to rehabilitate and maintain its existing fields to accommodate league play, such as it did with the Memorial Stadium field.

Forbes Park

This project involves the development of a park link between the proposed Mill Creek Park and the Burke School complex. It would also include a new park node at the Forbes Industrial Park off of Crescent Avenue. A linear park would be developed along Crescent Avenue to the Burke School. The path would cross the MBTA railroad tracks on a pedestrian bridge to a currently unused former parking lot on the Forbes site near the water. This node would provide views of the harbor and the Boston Skyline. From this new park a waterfront path would continue to the mouth of the Mill Creek at the railroad bridge.

Accomplishment of the waterfront access could take place as part of the redevelopment of the site for a water dependent use, and the improvements could be made by the owner as a Chapter 91 commitment. The City would be involved in the planning and design of this open space in the development process so as to ensure a design that is not only consistent with community needs, but also consistent with the objectives of this Open Space plan.

Land for a New Open Space Serving Addison Orange

The Addison-Orange and Soldiers Home Neighborhood off of Washington Avenue has less open space per capita than any other residential area of Chelsea. The area would benefit from one or more new parks. Securing land for this open space is a first step, which could be accomplished through acquisition or a policy on the use of "tax-title land". This policy would direct the Department of Planning and Development to evaluate any property that the city acquires through non-payment of property taxes for potential use as a new community open space, including passive and active park and community garden. The Eden Park, built in 2000, is a model for this process and the type of park that could be built in this neighborhood.

Provide Public Open Space in the Redevelopment Area

The redevelopment area west of Route 1 is planned for additional office buildings and related redevelopment. As this area redevelops the need for public space will increase. This project calls for the development of new open space in the redevelopment area. Designed as passive recreation, it would serve new employees to the area and help make nearby development parcels more marketable; if connections could be developed, it could serve nearby neighborhoods such as Addison-Orange. Because of the private investment that is planned for the redevelopment area, the park area could be integrated into development projects in the area as part of the development review process.

Chelsea Creek Access Study

This project calls for the development of a strategy to provide access to the waterfront at select locations along Chelsea Creek. The City would develop the strategy in coordination with non-profit partners. The evaluation may include a review of the Chapter 91 License requirements for each parcel and the ramifications of the state regulations applicable to the Designated Port Area. This study would provide the basis for evaluating where access can be gained without disrupting existing uses and also prioritize parcels for change of use and possible easements or acquisition. Waterfront parks and access points outlined in other actions would be studied in more detail as part of this effort.

Skateboard Park

Many teens at the public meeting expressed interest in having a place to skateboard. Currently, many of these young people use skateboards in parks where they pose a hazard to smaller children, elders and other park users, or a hazard to the park equipment. Many of these teens travel to skateboarding facilities outside the city. The City of Medford recently opened a skateboarding area, which has been well-used and successful in diverting skateboarding from less appropriate locations. A skateboarding park can come in many sizes. Typically the design is based on the skateboarder's level of skill and the space available for the park. A park that would cover many skill levels is approximately 20,000 square feet in area and includes stations made of pre-cast concrete and metal pipes for skateboarding maneuvers. The surface is typically bituminous pavement. A 20,000 square foot area can accommodate at least ten different skateboarding stations such as: Small Pipe, Fun Box, Spine, Pyramid, Quarter Pipe, Half Pipe, and so on.



The Chelsea waterfront has potential as both an historic and open space resource but access is limited.

Park on Salt Storage Parcel at the End of Pearl Street

This project would acquire and develop a park on a large waterfront parcel currently used for road salt storage. The site provides views of the waterfront and the harbor, and because it is located at the end of the Meridian Street Bridge, it would also be very convenient to residents of East Boston. Because of the size of this site, the high cost of an extensive waterfront park, and the site's potential value on the waterfront and within the Designated Port area, a privately financed development scheme that incorporates both a new water dependent use and public open space is an alternative that is preferable and easier to accomplish than City acquisition and development of the parcel as a park; this type of development would probably be preferable to the site owner as well. In either case, an alternative site for salt unloading and/or storage must be identified and secured, and new use must be reconciled with the DPA regulations.

Park Rehabilitation

Mace Tot Lot

The plan calls for developing the front half of the site for active recreation and maintaining the rear half for passive recreation. A major user of the site will be a nursery run by the local community action program, so the intent of the design is to accommodate young children from age 2 through 7. A large play structure and a seesaw will provide active recreation opportunities for the children. Benches will be provided for parents and others who seek to enjoy the park. A rubberized surface will be placed under each play structure. The rear half of the site will be grass to provide for recharge of run off and to set aside an area for quiet enjoyment of the park. All fencing will be repaired. Landscaping will be provided as buffer between the park and abutting residences and between the adjacent commuter rail tracks and the park. A decorative arch and flagpole will be placed at the entrance to further define the entrance and provide a focal point in the park. Decorative stamped pavement will further enhance the entryway. Accessibility for the disabled is taken into consideration in the design by not introducing elements that would restrict access to the park and by providing active and passive play areas designed especially for disabled individuals.

Quigley Park Rehabilitation

The plan includes the rehab of the batting cage, which is a very popular feature but is in need of repairs. The fence and gate will be repaired and the paved surface will be repainted. The grass area adjacent to the batting cage and

surrounding other play areas on the site will be re-planted and supplemented with new trees and landscaping. The layout of the remainder of the park will be redesigned to better accommodate newer play structures, to accommodate a variety of users, and to maximize recreational opportunities in the park. The wooden climbing/exercise structures will be removed and replaced with new age-appropriate play structures aimed at two different age groups-ages 2 to 7 and ages 7 and older. Other active play features will include a ball funnel, a swing set, and a new water feature. It is especially important to maintain a water play feature at the park as the City has no opportunity to provide water contact recreation along its industrial waterfront. A tricycle path incorporating play-sized STOP signs is integrated into the design to accommodate youngsters whose parents are seeking an off-street riding area. The ground surface under play structures will consist of new rubberized materials for greater safety. New benches are incorporated in a manner that will provide parents with opportunities to observe their children and to allow groups to interact with each other. The drainage system will be cleaned and new drainage structures installed where needed. Trash bins will be installed. A new code compliant water fountain also will be installed. Surface graphics, such as hopscotch, will be painted. Repairs will be made to the ornamental fence, which will then be wire-brushed and painted. A decorative arch and two flagpoles will be placed at the Essex Street entrance to further define the entrance and provide a focal point for the park. Accessibility for the disabled is taken into consideration in the design by not introducing elements that would restrict access to the park and by providing specifically for disabled individuals. It is anticipated that the city teens will continue to work with young children at this site as they have done in past summers.

Voke Park

Voke Park is located in the Prattville section of Chelsea. The ball field was rehabilitated in the 1980's and new play equipment for young children was recently installed. Some restoration work was conducted on the tennis courts and basketball courts several years ago, but the condition of the courts and associated structures is such that the facilities are not available for general use. The surface of both courts is cracked and in need of rehabilitation or replacement, and the basketball hoops are missing. The retaining wall has crumbled to the point that it can not safely hold the 18 foot fence that is located on top of it and represents a safety hazard to park users and abutters. In addition, while the child's play structure is fairly new and in good shape, the surface beneath it is wood chips. A new rubber-matting surface is required. Additional equipment for older children is also required.

The project calls for improving safety and increasing recreation opportunities at the park. Reconstruction of the retaining wall and the installation of a new fence would improve the safety for park users. The courts would be reconstructed to provide for a tennis court, two half-basketball courts, and a play area for older children. The play area would include a figure-eight tricycle path, play structures, hopscotch and four-squares. A ball-funnel is also envisioned. Landscaping, a sitting area, and replacement of a walkway with stamped and colored pavement would complete the project.

Reconstruct DCR Pool / Vietnam Veteran's Pool

The 1994 Open Space Plan determined that the DCR pool was one of the most valued and used facilities in the city. At the same time, its poor condition and need of repair was noted. The pool closed in 1999 owing to these deficiencies and has not been rehabilitated and reopened. While the State completed design plans in 2002, the current budget crisis has delayed the rehabilitation work. An outdoor facility for summer swimming is perhaps the highest priority recreation need for Chelsea. DCR reconstruction or rehabilitation of the pool is therefore the highest action from the City's point of view.

Eastern Avenue Streetscape and Pedestrian Improvements

Eastern Avenue is a wide street with heavy truck traffic. It is a main connection in the Chelsea Open Space system, extending from the Chelsea Street Bridge near Highland Park, across Crescent Avenue near the Burke School and its public open space, and on to Broadway, with its access to the Mill Creek open space. It is the only route for bikes and pedestrians in this portion of the city, and it parallels Chelsea Creek. In the future it can serve as a spine connecting segments and point access to the Chelsea Creek waterfront. It is also a link from the Shurtleff-Bellingham neighborhood to Mill Hill and the proposed open space at Forbes Park and Mill Hill Creek. It also provides a connection via the Chelsea Street Bridge to the East Boston Greenway system and planned open space on the East Boston side of the Chelsea Creek.

Sidewalks, where they exist, are in poor repair. Because of the street's width there are opportunities for planting strips, new shared pedestrian/bicycle paths, and possibly bike lanes in the street. Adding landscaping to this street would be a major improvement to the visual quality of the industrial triangle area and it would buffer the path from trucks and other traffic. It also provides an important link around the existing tank farm (which is expected to remain) in the potential future waterfront open space system along Chelsea Creek. Because of its importance as a key connector and pedestrian/bicycle corridor, federal Transportation Enhancement Funds are a possible funding source, potentially in combination with other funds for street improvements.



Existing conditions along Eastern Ave

Ciepiella Park Rehabilitation

Ciepiella Park is located on a handsome street of row houses and gaslights in the South Broadway neighborhood. The sidewalks in the area were recently rebuilt and other streetscape improvements made, and the Park currently makes little contribution to an otherwise very attractive neighborhood. Tot lot equipment in the park could be replaced, but because there is another tot lot nearby (at Polonia), neighbors might want to consider other facilities such as chess tables, backgammon tables, shuffleboards, or planted areas and benches. As part of the rehab a neighborhood meeting should be held to determine the most appropriate facilities for this small park.

Malone Park Rehabilitation

Malone Park is a well-liked and well-used park. People from the neighborhood and across the City come to walk and enjoy the views of the Boston skyline. In recent years stairs, walkways, and benches have fallen into disrepair and are in need of improvements. This action would repair and widen walking paths and stairs, provide accessibility improvements, and replace benches. The 1994 plan suggested landscape improvements and the construction of an ADA-accessible observation deck that would take advantage of views in all directions. Improvements to this park requires either coordination and cooperation with the Massachusetts Department of Environmental Management, or transfer of the park from the state to the City of Chelsea so it can be managed by the City Department of Public Works. The City supports the initiative of neighborhood residents to have the park designated a national historic site and to protect it as a permanent open space.

Mary O'Malley Park

Mary O'Malley Park, owned and maintained by the new Massachusetts Division of Conservation Resources, the successor to the Metropolitan District Commission, was constructed in the 1980's. It is located in the Admiral's Hill neighborhood, and as the only waterfront park in the City, provides viewing of the Chelsea River, the Mystic River, the harbor. It also provides viewing of the Tobin Bridge and the working ports in Everett and Charlestown.

The park has received minimal investment since its construction. Landscaping along the water is overgrown, the granite pier is in poor shape and benches and tables are in need of repair or replacement. In addition, the community has changed and the original design no longer meets the needs of the residents of the neighborhood or the City. There is a disconnect between the use of the park as originally designed and the actual use today. Designed primarily for passive use, currently more active recreation is occurring on the site. In addition, the park was not designed to connect to open spaces and links on adjacent parcels. The park is underutilized and underdeveloped in relation to its potential for providing local and regional recreational needs.

The park is in need of infrastructure, landscape and programming improvements to address the deferred maintenance and changes in recreation patterns that have occurred over the past twenty years. Linkages to the park should be broadened to exploit opportunities provided by state mandated waterfront public access requirements on adjacent parcels. Improvement of public access to the entire Mystic River and Island End River waterfront in general and environmental remediation of the Island End River would serve to increase recreational opportunities at the park. In addition, improved new facilities and improved existing facilities to address changing recreational demand need to be explored and developed. Programming options must be included in any consideration of expanding recreational use of the park facilities.

Northeast Petroleum Walkway Improvements

When this privately owned site was converted to a temporary parking lot, walkways and seating areas at the water's edge were installed. The area has been under-used and has fallen into disrepair, due in large part to its lack of visibility from the street. This site would benefit from physical improvements and adoption by a community group that would encourage people to use it and help manage it. The walkway can also link to a potential walkway along abutting state owned land to the east and eventually to the proposed waterfront and multi-use path along the abandoned rail right-of-way proposed above. This property would benefit from a community process that would provide input into the recommended improvements; there should also be consultation with the Massachusetts Department of Environmental Protection, which controls the Chapter 91 license for use of the property. The permission of the owner to make improvements is necessary and the owner's participation in funding the improvements should be sought. This walkway was an important first step in realizing the goal of community access to Chelsea's waterfront and it should receive continued attention to make it a success in terms of community use, upkeep, and security.



Composite view of Mary O'Mally Park

Washington Park

Washington Park is a handsome square surrounded by a stone wall. Residents in the area would like to see additional plantings (trees, shrubs, and flowers) and historic lighting fixtures. At a community meeting a resident of the area suggested organizing a community group that would “adopt” Washington Park and provide ongoing maintenance. Such a “friends group” could be modeled after the Friends of Boston Public Garden that helps maintain and program the Garden. In a dense city like Chelsea, where many people do not have yard space for gardening, Washington Park might provide an opportunity for people to help plant and maintain flowerbeds each summer.



Washington Park

Dever Park Rehabilitation

Dever Park is the only park in the Mill Hill neighborhood. While the playground at the park was recently rehabilitated with the participation of the neighborhood and the Chelsea Green Space Committee, additional improvements and recreational activities should be explored. The rehabilitation of this facility could occur in conjunction with the redevelopment of the abutting underutilized shopping plaza.

Adamski Park

Adamski Park is a state owned 0.11 acre passive park located at the intersection of Fifth Street and Chestnut Street. While generally maintained and cleaned by Massport on a regular basis, the park is somewhat bare-bones: the amenities at the site include a memorial, a walkway and grass landscaping. The park is completely fenced and the two gates are locked around the clock. The block is located one block from the Williams Middle School and half way between the City’s retail business core and

the Massachusetts Information Technology Center (MITC), a facility which houses all of the state’s computer information technology services. The park does little to enhance the neighborhood beyond providing a minimal bit of green in an area that is all pavement.

The project would keep the passive nature of the park but open it to the residents of the neighborhood. The chain-link fence would be replaced with a new steel picket fence to reflect the historic period of the neighborhood. The memorial would remain and be cleaned. The walkway would be improved and landscaping enhanced with trees and shrubs. Benches would provide areas for quiet enjoyment of the park or for lunchtime eating for employees of the downtown or MITC facility. Improvement of the park would complement the ISTEA Enhancement improvements that are currently being completed on Fifth Street.

Programs and Policies

Brochure/Map

In the fall of 2002, the City conducted a community visioning process in relation to the development of a community plan under Executive Order 418. This included a community meeting seeking input from residents on the city’s needs and the city’s future. The City was particularly pleased with the turn-out for the meeting and is in the process of developing the community plan with the assistance of a consultant and a community advisory committee.

Among the key findings of that visioning process was the indication that frequently the residents were unaware of the opportunities and facilities currently available to them, not only for recreation, but also for other aspects of community life. As a result of this finding, the city has begun to develop a program of communicating information to community residents about basic city services. Toward this end, the City would develop a brochure listing the recreational resources available to residents of Chelsea. The brochure would list the facilities in Chelsea, and possibly large regional facilities in close proximity to the City, their location, the type of recreation available, fees (if any), and contact information. A map showing relative locations would also be included. The brochure could then be distributed to residents, given to realtors to distribute to new homeowners and renters, and made available at key sites throughout the City for pick-up.

Policy on Vendors

Food and beverages are a welcome amenity in public parks, particularly where organized sports events are played. Food vending would also help attract more people to parks and playgrounds. There are, however, also problems of sanitation and litter that accompany food and beverage vending. This action establishes a City policy on vendors at public parks, which may include reserved on-street parking for licensed vendors and license conditions that include responsibility for picking up litter related to the vendor's operations.

Use Weed & Seed Program to Involve Neighbors in Park Rehabilitation

The City should encourage neighborhood resident involvement in all park rehabilitation. Involving residents will encourage neighbors to take "ownership" of the park and provide citizen oversight of the parks once they are complete. Weed & Seed is a program of the Chelsea Human Services Department in cooperation with the Chelsea Police Department, which seeks to make Chelsea's neighborhoods better and safer places to live through outreach to young people. This program is well constituted and situated to facilitate the involvement of young adults in the planning and implementation of park rehabs, and in the neighborhood use of the parks. It is recommended that Weed & Seed work with the Department of Planning and Development during planning and design of new and rehabbed park facilities, and with the Department of Public Works and park staff in the operation and maintenance of the parks.

More Police Involvement/Oversight of Parks

Residents who attended public meetings requested additional police presence and oversight at Chelsea Parks. The City should work with the Police Department to develop a comprehensive approach to park safety including an appropriate schedule or routine for police officers to visit and oversee activity at City parks, particularly at night, as well as the potential for using technology such as cameras. This recommendation is consistent with neighborhood police presence and would increase park use, reduce vandalism, and improve the quality of the experience in Chelsea's open space.

Traffic Calming Pilot

The City should begin a pilot program to install traffic calming devices on streets where children play and traffic travels too fast. Because Chelsea is so densely populated and park space is limited in some neighborhoods, it is not uncommon for children to play in the streets of residential neighborhoods. A number of residents suggested that there are some streets that receive considerable traffic volumes due to traffic diverting from congested arterial streets, often at speeds in excess of posted limits. These residential streets would benefit from reduced traffic speeds and volumes, both to increase the safety of children using the street as open space and in terms of reduced traffic impact on residences. Using established traffic engineering techniques known as "traffic-calming", certain intersections can be modified both to reduce traffic speeds and convey a signal to drivers that the street is not an arterial thoroughfare. Techniques would include sidewalk extensions at intersections to narrow the street at key locations, as well as potential raised crosswalks and speed humps (where warranted) which can be easily negotiated at low speeds but discourage high speeds. In deciding the technique to be used, the City must balance several issues, including the effectiveness of the technique, the cost, and the impact on on-street parking. Established traffic calming techniques provide unimpeded access for emergency vehicles and trash collection and are compatible with winter snowplowing. Spencer Avenue between Cary Avenue and Webster Avenue receives considerable cut-through traffic from nearby Broadway and Crescent Avenue and is suggested as the first pilot project for this program. The initial improvements would be limited to two city blocks and could be expanded if successful.



Spencer Ave. is suggested as the first traffic calming pilot project.

Festival Program

This action is to plan for and implement greater use of the parks in Chelsea for festivals. Such activities might include additional venues for the Annual National Night Out and the LACA (Latin American Cultural Association) festivals that are held at Washington Park and the Mystic Mall, respectively. It would also include smaller scale events such as kite flying at Malone or Mary O'Malley Park, and programmed events for children in the neighborhood parks and playgrounds. Other suggestions made at public and committee meetings included smaller scale cultural festivals representative of the diverse ethnic groups living in Chelsea. The benefit of this program would be to increase community awareness and use of the open space citywide and to better integrate Chelsea's open space into the cultural life of the community. These events also are opportunities for City departments including schools, police, fire, and human services to provide public information and augment their efforts to maintain and strengthen relationships between the City government and the community.

Table 2: Action Plan Summary

	Priority	Estimated Cost**	Year	Responsibility
Proposed New Open Spaces				
Mill Creek & Parkway Plaza	High	\$500,000	2004	City/Property Owner/Developer/ City of Revere/ State
Abandoned ROW: Waterfront	High	\$175,000	2004	Property Owner
Abandoned ROW: Multi-Use Path	High	\$400,000	2005	State/MBTA/City
Island End River Public Access/Boat Ramp	High	Developer Cost/TBD	2005-07	Property Owner/ City/City of Everett/ State
League Fields	Medium	\$300,000	2004-09	City/Property Owner/Developer/ State
Forbes Park	Medium	\$400,000	2005	Property Owner/ Developer/State
Addison Orange	High	\$350,000	2004-09	City/State
Open Space in Redevelopment Area	Medium	Developer Cost	2004-09	Property Owner/ Developer
Chelsea Creek Access Study	Medium	\$30,000	2004	City/Non-Profit/State
Skateboard Park	Medium	\$300,000	2005	City
Park On Salt Storage Site	Medium	Developer Cost	2005	Property Owner/ Developer
Adamski Park	Medium	State Cost	2006	State
Park Rehabilitation				
Mace Tot Lot	High	\$300,000	2003-04	City/Property Owner
Quigley Park	High	\$250,000	2003	City
Voke Park	High	\$450,000	2003-04	City
Reconstruct DCR Pool/Vietnam Veteran's Pool	High	TBD		State
Eastern Avenue Streetscape & Pedestrian Improvement	High	\$6,800,000	2004	State
Ciepiella Park	Medium	\$45,000	2004	City
Malone Park	Medium	\$350,000	2005	City/State
Rehabilitate Mary O'Malley Park	Medium	State Cost	2004	State
Northeast Petroleum Walkway	Medium	Developer Cost	2005-06	Property Owner/ Developer
Washington Park	Medium	\$290,000	2006	City/Non-profit
Dever Park	Medium	\$50,000	2007	City/Developer
Programs & Policies				
Brochure/Map	High	\$3,000	2004	City
Continue/Expand Ranger Program	High	TBD	On-going	City
Policy on Vendors	High	None	2003	City
Use Weed & Seed Program to Involve Neighbors in Park Rehab	Medium	TBD	On-going	City
More Police involvement/Oversight of Parks	Medium	TBD	On-going	City
Traffic Calming Pilot Program	Medium	TBD	2004	City
Festival Program	Medium	TBD	2004-09	City

** All figures are to be considered very preliminary cost estimates and are to be used for planning purposes only. The costs are not based on detailed site survey or particular material specifications. All costs will have to be determined in the planning and design stage.

Maps

Current Zoning

Cultural and Historic Resources

Scenic Resources

Water Resources

Existing Open Space

Action Plan

Appendices

Section 504 / ADA Compliance

Park Inventory

Public Participation Notes

Appendix: Section 504/Americans with Disabilities Act Compliance

The City of Chelsea has done extensive work to meet its obligations under Section 504 and the Americans with Disabilities Act. As new parks are built and existing parks are rehabilitated they are brought into compliance with ADA. As part of this Open Space Plan Update each park was surveyed by a Landscape Architect and compliance on for each item was recorded.

Part I: Administrative Requirements

1. Designation of the 504 Coordinator

The city has designated the Director of the Chelsea Department of Health, Mr. Louis Prado as 504 Coordinator.

2. Grievance Procedures

The 504 Coordinator has developed a Grievance Procedure. The procedure is based on the model procedure provided in the ADA Title II Guide for State and Local Governments, a handbook which has been reviewed for accuracy the U.S. Department of Justice. To date, no grievances, have been filed.

3. Public Notification Requirements

The 504 Coordinator has complied with requirements for public notice. Standard procedures for notice will be based on the model provided in the ADA Title II Guide for State and Local Governments.

4. Participation

Chelsea established a 504/ADA Committee which included people with disabilities and organizations representing the interests of people with disabilities. The Committee worked with the city to perform the required self-evaluation. The Open Space Plan emphasizes the involvement of neighborhood residents and park users in the design, construction, operation and maintenance of parks. Accessibility issues were discussed in public forums with all participating groups.

Part II: Program Accessibility

Chelsea has surveyed all parks under its jurisdiction and identified necessary improvements in site conditions, access, and equipment to comply with Section 504 and ADA. Based on this input, the city continues to develop methods for creating programmatic and/or physical access to ensure people with disabilities have equal opportunity to participate in recreation programs and to fully utilize and enjoy public parks and open space. The city continuously works on its strategy for accessibility, which includes priorities for improving and upgrading accessibility at facilities such that the system in its entirety will have sufficient and appropriate access for all. Once project specific methods have been decided upon, the city will draft a plan which includes all of

the 504/ADA required components for parks and open space. Chelsea will incorporate these measures in each action plan item for new parks, park improvements, management, maintenance and programming.

At present, many city parks and playgrounds have level, barrier-free access in at least one direction, but nearly all require replacement or upgrading of equipment to comply fully with Section 504 and ADA. To be fully accessible, several would also need access improvements in some places and accessible paving around play structures. New indoor and outdoor recreation facilities developed in conjunction with Chelsea Schools construction comply, and represent an important first step toward full compliance. Other municipal buildings, including City Hall and the Chelsea Public Library, have been made accessible with ramps and elevators.

Part III: Employment Practices

The city departments with responsibilities for open space, parks and recreation are municipal entities which adhere to Chelsea's employment practices. The access consultants assisting the city with 504/ADA compliance are in the process of reviewing city employment policies and practices for compliance with the regulations.

Appendix: Park Inventory

Adamski Park

Survey Date:

General Info:

Location: Fith Street/Chestnut Street
 Ownership: State
 Managed By: Massport
 Current Use: Passive
 Acres: 0.11
 Zoning: R2
 Rec Potential: Fair
 Public Access: Good
 Protected: No

Condition:

Pavement good
 Equipment / Furnishings good
 Walls / Curbs / Edge
 Trees n/a
 Lawns fair
 Other Plants n/a
 Vandalism none
 General Comments Completely fenced

Facilities:
ADA Compliance:

ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	No	
1:20 max slope on walks or 1:12 on ramps	NA	
Surface evenly paved	NA	
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	NA	
Continuous common paved surface, no level changes > 1/4	NA	
1:20 max slope	NA	
less than .02 cross pitch	NA	
Paths to Play Equipment		
Transfer station of ramp onto equipment	NA	
less than 8" elevation changes between adjacent decks	NA	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	NA	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	NA	
Accessible transfer to benches	NA	
Benches provide back support	NA	
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	NA	
accessible surface to play equipment	NA	

Bellingham Hill Park

Survey Date: 8/14/2002

General Info:		Condition:	
Location:	Shurtleff-Bellingham Neighborhood	Pavement	good
Ownership:	City	Equipment / Furnishings	good
Managed By:	DPW	Walls / Curbs / Edge	good
Current Use:	Active/Passive	Trees	good
Acres:	4.1	Lawns	good
Zoning:	R2	Other Plants	good
Rec Potential:	High	Vandalism	some
Public Access:	Good	General Comments	Very good condition.
Protected:	Yes - confirm		

Facilities:		
Facility	Facility Count:	Comment:
Game Tables	2	
Play Structures	2	
Picnic Tables	1	
Benches	11	
Rocking Horses	1	
Fountains	1	

ADA Compliance:		
ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	Yes	
1:20 max slope on walks or 1:12 on ramps	Yes	
Surface evenly paved	Yes	
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	Yes	
Continuous common paved surface, no level changes > 1/4	Yes	
1:20 max slope	Yes	
less than .02 cross pitch	Yes	
Paths to Play Equipment		
Transfer station of ramp onto equipment	No	
less than 8" elevation changes between adjacent decks		
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	Yes	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	Yes	
Accessible transfer to benches	Yes	
Benches provide back support	Yes	Some
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	No	small lip to wood chip area
accessible surface to play equipment	No	wood chips

Bosson Playground

Survey Date: 11/1/2001

General Info:

Location: Shurtleff-Bellingham
Neighborhood, between
Grove and Bellingham
Streets

Ownership: City

Managed By: DPW

Current Use: Active

Acres: 0.73

Zoning: R2

Rec Potential: High

Public Access: Good

Protected: Yes

Condition:

Pavement good

Equipment / Furnishings good

Walls / Curbs / Edge good

Trees good

Lawns good

Other Plants good

Vandalism none

General Comments Rebuilt in spring/summer 2002

Facilities:

Facility	Facility Count:	Comment:
Baseball Fields	1	Hard top. Painted field lines
Swings	6	
Play Structures	3	
Spray Pools	1	
Fountains	1	
Benches	10	
Lights	0	
Hop Scotch	2	
Four Square	2	
Merry Go Round	1	

ADA Compliance:

ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	Yes	
1:20 max slope on walks or 1:12 on ramps	Yes	
Surface evenly paved	Yes	
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	Yes	
Continuous common paved surface, no level changes > 1/4	Yes	
1:20 max slope	Yes	
less than .02 cross pitch	Yes	
Paths to Play Equipment		
Transfer station of ramp onto equipment	Yes	
less than 8" elevation changes between adjacent decks	Yes	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	Yes	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	Yes	
Accessible transfer to benches	Yes	Benches have ends
Benches provide back support	Yes	some
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	Yes	
accessible surface to play equipment	Yes	

Burke School

Survey Date: 11/1/2001

General Info:		Condition:	
Location:	Crescent Ave / Eastern Ave.	Pavement	good
Ownership:	City	Equipment / Furnishings	good
Managed By:	School Department	Walls / Curbs / Edge	good
Current Use:	Active	Trees	good
Acres:	4	Lawns	good
Zoning:	R1	Other Plants	good
Rec Potential:	High	Vandalism	none
Public Access:	Good	General Comments	
Protected:	Yes - confirm		

Facilities:

Facility	Facility Count:	Comment:
Baseball Fields	1	
Basketball Courts - Half	4	
Sandboxes	1	sand area surrounding play area
Play Structures	3	large extended structures
Spray Pools	1	4 spray heads, 85-90 feet diameter
Benches	6	
Lights	1	vehicle lights in parking area
Off Street Parking Spaces	95	

ADA Compliance:

ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	Yes	
1:20 max slope on walks or 1:12 on ramps	Yes	
Surface evenly paved	Yes	
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	Yes	
Continuous common paved surface, no level changes > 1/4	Yes	
1:20 max slope	Yes	
less than .02 cross pitch	Yes	
Paths to Play Equipment		
Transfer station of ramp onto equipment	Yes	
less than 8" elevation changes between adjacent decks	Yes	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	Yes	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	Yes	
Accessible transfer to benches	No	
Benches provide back support	Yes	
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	Yes	
accessible surface to play equipment	Yes	rubberize surface

Carter Park

Survey Date: 11/1/2001

General Info:

Location: North Chelsea, Carter Street, Orange Street, Everett Avenue, Revere Beach Parkway

Ownership: City

Managed By: DPW

Current Use: Active

Acres: 3.06

Zoning: R2

Rec Potential: High

Public Access: Good

Protected: Yes

Condition:

Pavement good

Equipment / Furnishings good

Walls / Curbs / Edge good

Trees good

Lawns good

Other Plants n/a

Vandalism none

General Comments

Facilities:

Facility	Facility Count:	Comment:
Baseball Fields	2	2 large bleachers 1 small bleacher
Swings	4	3 belt, 1 bucket, fiber beneath swings kicked up
Play Structures	1	
Benches	3	
Lights	1	field and pedestrian

ADA Compliance:

ADA Test	ADA Compliance	Comment
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Entrances and Gateways to Park

3'6" clear entrances	Yes
1:20 max slope on walks or 1:12 on ramps	Yes
Surface evenly paved	Yes

Paths to all Major Park Features and Amenities

4'0" minimum width (3'6" clear passage at all locations)	Yes
Continuous common paved surface, no level changes > 1/4	Yes
1:20 max slope	Yes
less than .02 cross pitch	Yes

Paths to Play Equipment

Transfer station of ramp onto equipment	Yes
less than 8" elevation changes between adjacent decks	Yes

Paths to Recreational Facilities (courts, fields, play areas)

Have accessible route to and around facilities (same slopes as above)	NA
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Paths to Site Amenities

Picnic tables, benches, grills, etc have accessible access routes	Yes
Accessible transfer to benches	NA
Benches provide back support	Yes

Surfacing in Play Structure Areas

Surface is flush with surrounding walk	No	gap between accessible path and entry
accessible surface to play equipment	Yes	

Ciepiela Park

Survey Date: 8/14/2002

General Info:

Location: South Broadway
Neighborhood, Medford
Street

Ownership: City

Managed By: DPW

Current Use: Passive

Acres: 0.04

Zoning: R1

Rec Potential: Fair

Public Access: Good

Protected: No

Condition:

Pavement poor

Equipment / Furnishings poor

Walls / Curbs / Edge n/a

Trees good

Lawns n/a

Other Plants fair

Vandalism none

General Comments Built in 1979

Facilities:

Facility	Facility Count:	Comment:
Game Tables	1	with checkers board
Benches	4	
Rocking Horses	3	all broken

ADA Compliance:

ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	Yes	
1:20 max slope on walks or 1:12 on ramps	No	
Surface evenly paved	No	
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	No	
Continuous common paved surface, no level changes > 1/4	No	
1:20 max slope	Yes	
less than .02 cross pitch	No	
Paths to Play Equipment		
Transfer station of ramp onto equipment	NA	
less than 8" elevation changes between adjacent decks	NA	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	No	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	No	
Accessible transfer to benches	No	
Benches provide back support	Yes	
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	No	
accessible surface to play equipment	No	

DCR / Vietnam Veterans Pool

Survey Date:

General Info:

Location: Carter St

Ownership: MDC
Managed By: MDC
Current Use: None
Acres: 0
Zoning: R2
Rec Potential: High
Public Access: Good
Protected:

Condition:

Pavement

Equipment / Furnishings
Walls / Curbs / Edge
Trees
Lawns
Other Plants
Vandalism
General Comments Closed until repaired

Facilities:

Facility	Facility Count:	Comment:
Swimming Pool	1	Closed

ADA Compliance:

Dever Park

Survey Date: 11/1/2001

General Info:		Condition:	
Location:	Mill Hill Neighborhood, Gilooly Road	Pavement	fair
Ownership:	City	Equipment / Furnishings	fair
Managed By:	DPW	Walls / Curbs / Edge	n/a
Current Use:	Active	Trees	good
Acres:	0.28	Lawns	poor
Zoning:	R1	Other Plants	n/a
Rec Potential:	High	Vandalism	none
Public Access:	Good	General Comments	
Protected:	No		

Facilities:

Facility	Facility Count:	Comment:
Basketball Courts - Full	1	no goals
Swings	2	2 bucket seats
Play Structures	1	2 spring animals, 1 climbing turtle
Benches	4	

ADA Compliance:

ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	Yes	
1:20 max slope on walks or 1:12 on ramps	Yes	
Surface evenly paved	No	cracks in bitumenous over 1/4 inch deep
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	Yes	
Continuous common paved surface, no level changes > 1/4	No	See above
1:20 max slope	Yes	
less than .02 cross pitch	Yes	
Paths to Play Equipment		
Transfer station of ramp onto equipment	NA	
less than 8" elevation changes between adjacent decks	NA	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	Yes	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	NA	
Accessible transfer to benches	NA	
Benches provide back support	Yes	
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	No	raised wooden edge around play equipment and swings
accessible surface to play equipment	Yes	wood fiber - no rubberized paths to swings

Eden Park

Survey Date: 8/14/2002

General Info:		Condition:	
Location:	Addison Orage Neighborhood, Eden St	Pavement	good
Ownership:	City	Equipment / Furnishings	good
Managed By:	DPW	Walls / Curbs / Edge	good
Current Use:	Passive	Trees	good
Acres:	0.22	Lawns	good
Zoning:	R2	Other Plants	good
Rec Potential:	High	Vandalism	none
Public Access:	Good	General Comments	
Protected:	Yes - confirm		

Facilities:		
Facility	Facility Count:	Comment:
Play Structures	2	
Benches	9	
Lights	0	
Merry Go Round	2	

ADA Compliance:		
ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	Yes	
1:20 max slope on walks or 1:12 on ramps	Yes	
Surface evenly paved	Yes	
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	Yes	
Continuous common paved surface, no level changes > 1/4	Yes	
1:20 max slope	Yes	
less than .02 cross pitch	Yes	
Paths to Play Equipment		
Transfer station of ramp onto equipment	Yes	
less than 8" elevation changes between adjacent decks	Yes	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	Yes	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	Yes	
Accessible transfer to benches	Yes	benches have arms
Benches provide back support	Yes	
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	Yes	cracked uneven edge of asphalt
accessible surface to play equipment	Yes	

Garden Cemetary

Survey Date:

General Info:

Location: Shurleff-Bellingham
Neighborhood, Central
and Shawmut Streets

Ownership: City

Managed By: DPW

Current Use: None

Acres: 3

Zoning: R2

Rec Potential: None

Public Access: None/Lock

Protected: No

Condition:

Pavement

Equipment / Furnishings

Walls / Curbs / Edge

Trees

Lawns

Other Plants

Vandalism

General Comments Not Surveyed

Facilities:

ADA Compliance:

High School / Memorial Stadium

Survey Date: 8/14/2002

General Info:		Condition:	
Location:	Everett Ave / Cater Street	Pavement	good
Ownership:	City	Equipment / Furnishings	good
Managed By:	School Dept	Walls / Curbs / Edge	good
Current Use:	Active	Trees	good
Acres:	5.16	Lawns	good
Zoning:	R2	Other Plants	good
Rec Potential:	High	Vandalism	none
Public Access:	Good	General Comments	Field looks dry
Protected:	Yes - confirm		

Facilities:		
Facility	Facility Count:	Comment:
Football Field	1	field reconstructed in spring 2002
Stadium	1	Memorial Stadium
Lights	0	Stadium Lights

ADA Compliance:		
ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	Yes	
1:20 max slope on walks or 1:12 on ramps	Yes	
Surface evenly paved	Yes	
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	Yes	
Continuous common paved surface, no level changes > 1/4	Yes	
1:20 max slope	Yes	
less than .02 cross pitch	Yes	
Paths to Play Equipment		
Transfer station of ramp onto equipment	NA	
less than 8" elevation changes between adjacent decks	NA	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	Yes	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	NA	
Accessible transfer to benches	Yes	Ramp to bleachers
Benches provide back support	NA	
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	Yes	few cracks in pavement between track and bleacher access
accessible surface to play equipment	NA	

Highland Park

Survey Date: 11/1/2001

General Info:

Location: Shurleff-Bellingham
Neighborhood, Willow
Street

Ownership: City

Managed By: DPW

Current Use: Active

Acres: 1.74

Zoning: I/AROD

Rec Potential: High

Public Access: Good

Condition:

Pavement good

Equipment / Furnishings good

Walls / Curbs / Edge good

Trees good

Lawns good

Other Plants good

Vandalism none

General Comments newly renovated and well
maintained

Protected: Yes

Facilities:

Facility	Facility Count:	Comment:
Basketball Courts - Full	2	
Soccer Fields	2	bleachers are handicap accessible
Play Structures	2	wood fiber play surface
Picnic Tables	3	
Benches	7	
Lights	1	in off street parking area
Off Street Parking Spaces	49	2 HC spaces
Concession Stand	1	

ADA Compliance:

ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	Yes	
1:20 max slope on walks or 1:12 on ramps	Yes	
Surface evenly paved	Yes	
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	Yes	
Continuous common paved surface, no level changes > 1/4	Yes	
1:20 max slope	Yes	
less than .02 cross pitch	Yes	
Paths to Play Equipment		
Transfer station of ramp onto equipment	No	
less than 8" elevation changes between adjacent decks	Yes	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	Yes	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	Yes	
Accessible transfer to benches	NA	
Benches provide back support	Yes	
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	Yes	wood fiber at bit concrete eroding
accessible surface to play equipment	No	no transer station on equipment

Mace To Lot

Survey Date:

General Info:		Condition:	
Location:	Crescent Ave	Pavement	n/a
Ownership:	Private Utility	Equipment / Furnishings	poor
Managed By:	NSTAR	Walls / Curbs / Edge	n/a
Current Use:	None	Trees	n/a
Acres:	0.11	Lawns	poor
Zoning:	R2	Other Plants	poor
Rec Potential:	High	Vandalism	some
Public Access:	None	General Comments	completely fenced
Protected:	No		

Facilities:

Facility	Facility Count:	Comment:
Swings	1	Broken

ADA Compliance:

ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	No	
1:20 max slope on walks or 1:12 on ramps	NA	
Surface evenly paved	NA	
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	NA	
Continuous common paved surface, no level changes > 1/4	NA	
1:20 max slope	NA	
less than .02 cross pitch	NA	
Paths to Play Equipment		
Transfer station of ramp onto equipment	No	
less than 8" elevation changes between adjacent decks	No	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	NA	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	NA	
Accessible transfer to benches	No	
Benches provide back support	No	
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	No	
accessible surface to play equipment	No	

Malone Park

Survey Date: 11/1/2001

General Info:

Location: Soldiers Home
Neighborhood, Lafayette
and Summit Avenues

Ownership: State

Managed By: DEM

Current Use: Passive

Acres: 2.5

Zoning: R1

Rec Potential: High

Public Access: Good

Condition:

Pavement poor

Equipment / Furnishings poor

Walls / Curbs / Edge fair

Trees good

Lawns good

Other Plants good

Vandalism some

General Comments multi-level, no accessibility
between upper and lower level

Protected: No

Facilities:

Facility	Facility Count:	Comment:
Benches	6	
Lights	1	

ADA Compliance:

ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	NA	
1:20 max slope on walks or 1:12 on ramps	No	
Surface evenly paved	No	
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	Yes	
Continuous common paved surface, no level changes > 1/4	No	
1:20 max slope	No	
less than .02 cross pitch	Yes	
Paths to Play Equipment		
Transfer station of ramp onto equipment	NA	
less than 8" elevation changes between adjacent decks	NA	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	No	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	No	
Accessible transfer to benches	NA	
Benches provide back support	NA	
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	NA	
accessible surface to play equipment	NA	

Mary O'Malley Memorial Park

Survey Date: 11/1/2001

General Info:		Condition:	
Location:	Admirals Hill Neighborhood	Pavement	fair
Ownership:	MDC	Equipment / Furnishings	n/a
Managed By:	MDC	Walls / Curbs / Edge	n/a
Current Use:	Passive	Trees	good
Acres:	19	Lawns	good
Zoning:	NHDDR	Other Plants	n/a
Rec Potential:	High	Vandalism	none
Public Access:	Good	General Comments	In need of maintenance
Protected:	Yes		

Facilities:		
Facility	Facility Count:	Comment:
Pier	1	poor
Tennis Courts	2	
Swings	2	
Play Structures	2	Wooden
Picnic Tables	19	
Benches	9	
Off Street Parking Spaces	47	
Pavillions	2	wood and steel, good condition
Maintenance Facilities	2	

ADA Compliance:		
ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	Yes	
1:20 max slope on walks or 1:12 on ramps	No	
Surface evenly paved	Yes	
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	Yes	
Continuous common paved surface, no level changes > 1/4	Yes	cracks in concrete
1:20 max slope	Yes	
less than .02 cross pitch	Yes	
Paths to Play Equipment		
Transfer station of ramp onto equipment	No	
less than 8" elevation changes between adjacent decks	No	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	Yes	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	No	
Accessible transfer to benches	No	
Benches provide back support	Yes	
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	No	
accessible surface to play equipment	No	

O'Neil Tot Lot

Survey Date: 11/1/2001

General Info:		Condition:	
Location:	Downtown/South Broadway, Beacon Street at High Street	Pavement	fair
Ownership:	City	Equipment / Furnishings	fair
Managed By:	DPW	Walls / Curbs / Edge	fair
Current Use:	Active	Trees	good
Acres:	0.14	Lawns	n/a
Zoning:	R1	Other Plants	n/a
Rec Potential:	High	Vandalism	some
Public Access:	Good	General Comments	
Protected:	No		

Facilities:		
Facility	Facility Count:	Comment:
Play Structures	1	
Spray Pools	1	
Benches	4	

ADA Compliance:		
ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	Yes	
1:20 max slope on walks or 1:12 on ramps	Yes	
Surface evenly paved	No	brick pavement around play surface settled in places creating gaps greater
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	Yes	
Continuous common paved surface, no level changes > 1/4	Yes	
1:20 max slope	Yes	
less than .02 cross pitch	Yes	
Paths to Play Equipment		
Transfer station of ramp onto equipment	No	
less than 8" elevation changes between adjacent decks	No	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	Yes	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	NA	
Accessible transfer to benches	NA	
Benches provide back support	Yes	
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	No	surface coming away from adjacent brick
accessible surface to play equipment	Yes	

Polonia Park

Survey Date: 11/1/2001

General Info:

Location: Downtown/South
Broadway
Neighborhood, Tremont
Avenue

Ownership: City

Managed By: DPW

Current Use: Active

Acres: 0.39

Zoning: R1

Rec Potential: High

Public Access: Good

Protected: Yes

Condition:

Pavement good

Equipment / Furnishings good

Walls / Curbs / Edge good

Trees good

Lawns good

Other Plants good

Vandalism none

General Comments

Facilities:

Facility	Facility Count:	Comment:
Swings	2	1 bucket, 1 belt
Play Structures	2	
Benches	8	

ADA Compliance:

ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	Yes	
1:20 max slope on walks or 1:12 on ramps	Yes	
Surface evenly paved	Yes	
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	Yes	
Continuous common paved surface, no level changes > 1/4	Yes	
1:20 max slope	Yes	
less than .02 cross pitch	Yes	
Paths to Play Equipment		
Transfer station of ramp onto equipment	No	
less than 8" elevation changes between adjacent decks	No	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	Yes	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	Yes	
Accessible transfer to benches	NA	
Benches provide back support	Yes	
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	No	Concrete Edge
accessible surface to play equipment	No	

Quigley Park

Survey Date: 11/1/2001

General Info:

Location: Shurtleff-Bellingham
Neighborhood, Essex
Street

Ownership: City

Managed By: DPW

Current Use: Active

Acres: 0.55

Zoning: R2

Rec Potential: High

Public Access: Good

Protected: Yes

Condition:

Pavement good

Equipment / Furnishings fair

Walls / Curbs / Edge fair

Trees good

Lawns fair

Other Plants n/a

Vandalism none

General Comments

Facilities:

Facility	Facility Count:	Comment:
Play Structures	2	exercise bars have accessible surface
Spray Pools	1	
Benches	10	

ADA Compliance:

ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	Yes	
1:20 max slope on walks or 1:12 on ramps	Yes	
Surface evenly paved	Yes	
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	Yes	
Continuous common paved surface, no level changes > 1/4	Yes	
1:20 max slope	Yes	
less than .02 cross pitch	Yes	
Paths to Play Equipment		
Transfer station of ramp onto equipment	No	
less than 8" elevation changes between adjacent decks	NA	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	Yes	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	Yes	
Accessible transfer to benches	NA	
Benches provide back support	Yes	
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	No	
accessible surface to play equipment	No	

Voke Park

Survey Date: 11/1/2001

General Info:

Location: Prattville Neighborhood,
Washington Avenue at
Hancock and Nichols
Streets

Ownership: City

Managed By: DPW

Current Use: Active

Acres: 3.2

Zoning: R1

Rec Potential: High

Public Access: Good

Protected: Yes

Condition:

Pavement fair

Equipment / Furnishings good

Walls / Curbs / Edge fair

Trees fair

Lawns fair

Other Plants n/a

Vandalism some

General Comments

Facilities:

Facility	Facility Count:	Comment:
Baseball Fields	1	1 regulation, 1 no out of bounds no goals
Basketball Courts - Full	2	
Tennis Courts	2	in need of repair
Swings	4	4 bucket swings
Play Structures	1	
Picnic Tables	1	
Spray Pools	1	not functioning
Benches	19	
Lights	1	
Off Street Parking Spaces	22	no HC not linear
Field House	1	
Memorial	1	

ADA Compliance:

ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	Yes	
1:20 max slope on walks or 1:12 on ramps	Yes	
Surface evenly paved	Yes	
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	Yes	
Continuous common paved surface, no level changes > 1/4	Yes	
1:20 max slope	Yes	
less than .02 cross pitch	Yes	
Paths to Play Equipment		
Transfer station of ramp onto equipment	Yes	
less than 8" elevation changes between adjacent decks	Yes	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	Yes	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	No	surface concrete pad have separated
Accessible transfer to benches	NA	
Benches provide back support	Yes	
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	No	
accessible surface to play equipment	Yes	

Washington Park

Survey Date: 11/1/2001

General Info:

Location: Prattville Neighborhood,
Washington Avenue

Ownership: City

Managed By: DPW

Current Use: Passive

Acres: 1.7

Zoning: R1

Rec Potential: High

Public Access: Good

Condition:

Pavement good

Equipment / Furnishings fair

Walls / Curbs / Edge good

Trees good

Lawns fair

Other Plants n/a

Vandalism none

General Comments passive town common space
surrounded by unique
fieldstone wall

Protected: No

Facilities:

Facility	Facility Count:	Comment:
Benches	4	
Lights	1	

ADA Compliance:

ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	Yes	
1:20 max slope on walks or 1:12 on ramps	Yes	
Surface evenly paved	Yes	3 of 4. 4th has stairs
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	Yes	
Continuous common paved surface, no level changes > 1/4	Yes	
1:20 max slope	Yes	
less than .02 cross pitch	Yes	
Paths to Play Equipment		
Transfer station of ramp onto equipment	NA	
less than 8" elevation changes between adjacent decks	NA	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	Yes	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	NA	
Accessible transfer to benches		
Benches provide back support	Yes	
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	NA	
accessible surface to play equipment	NA	

Williams Middle School

Survey Date: 8/14/2002

General Info:		Condition:	
Location:	Downtown/South Broadway, Walnut Street	Pavement	good
Ownership:	City	Equipment / Furnishings	n/a
Managed By:	School Dept	Walls / Curbs / Edge	good
Current Use:	Active	Trees	good
Acres:	1.6	Lawns	good
Zoning:	R2	Other Plants	good
Rec Potential:	Fair	Vandalism	none
Public Access:	Good	General Comments	Video Surveillance of court areas from school
Protected:	No		

Facilities:

Facility	Facility Count:	Comment:
Basketball Courts - Full	2	
Hard Top Area - Multit Use	1	

ADA Compliance:

ADA Test	ADA Compliance	Comment
Entrances and Gateways to Park		
3'6" clear entrances	Yes	
1:20 max slope on walks or 1:12 on ramps	Yes	
Surface evenly paved	Yes	
Paths to all Major Park Features and Amenities		
4'0" minimum width (3'6" clear passage at all locations)	Yes	
Continuous common paved surface, no level changes > 1/4	Yes	
1:20 max slope	Yes	
less than .02 cross pitch	Yes	
Paths to Play Equipment		
Transfer station of ramp onto equipment	NA	
less than 8" elevation changes between adjacent decks	NA	
Paths to Recreational Facilities (courts, fields, play areas)		
Have accessible route to and around facilities (same slopes as above)	Yes	
Paths to Site Amenities		
Picnic tables, benches, grills, etc have accessible access routes	NA	
Accessible transfer to benches	NA	
Benches provide back support	NA	
Surfacing in Play Structure Areas		
Surface is flush with surrounding walk	NA	
accessible surface to play equipment	NA	

Appendix: Public Participation

The Chelsea Open Space Plan was updated in the fall of 2001 and the spring and summer of 2002. Public input was obtained through the steering committee and through two public meetings.

Open Space Plan Steering Committee

The steering committee met to discuss goals and objectives and priorities for the plan update. The committee was also helpful in planning the public meetings. The committee was made up of the following people.

John DePriest	Chelsea Planning and Development	617 889 8237	jdepriest@ci.chelsea.ma.us
Luis Prado	Chelsea Housing and Human Services		lprado@ci.chelsea.ma.us
Todd Gonsalves	Chelsea Housing and Human Services	617 569 6331	tgonsalves@ci.chelsea.ma.us
Roseann Bongiovanni	Chelsea Green Space Committee	617 889 6080	rbongi99@hotmail.com
Joan Lanzillo	Chelsea Department of Public Works	617 889 8249	jlanzillo@ci.chelsea.ma.us

Public Meetings

Two public meetings for Open Space Plan Update were held. The first on April 24, 2002 and the second on July 16th. Notes from these meetings are included in this appendix.

Public Meeting Notes 24 April 2002

Issues Raised

Truck route on Eastern Ave impacts school

Historic Districts

- There should be a “Victorian Historic District near Malone Park
- “Captains Houses” on Marginal Street should be recognized
- Historical Society – needs more activities at Bellingham/Cary House
- Powder View Hill (soldiers home) – view to battle of Chelsea Creek

Wear and tear at O’Malley Park

Citywide problem: Too few places to play for number of kids in city. Need tennis courts at O’Malley – struggles over who can use courts

Needed facilities citywide: tennis courts, basketball, sports for kids

Median age of in Chelsea is 14! – lots of children. [According to 2000 census it is 31.3]

Victory gardens: Need programming. Would be attractive to ethnic communities. Potential on Hawthorne Street near ROCA. Other locations could be scouted. The vacant land survey needs updating, but could be used to identify locations for community gardens.

Goals & Objectives

Develop walking and bike paths

- Currently people walk in circles at Malone.
- Street links between parks would encourage more walking.
- Possibly along old railway line off of Eastern Ave
- Bike route to Revere Beach (route 16 is too dangerous)

Plant flowering trees in passive parks.

- Flowering trees and undergrowth would make parks such as Washington square more attractive.

More waterfront access along the Chelsea Creek and Mill Creek.

- Walkways or nodes where people can view water.
- A public boat ramp would be nice. When Navel Hospital became Admirals Hill there was a “semi-commitment” to for a boat ramp – never happened.
- Diner at Marginal Street crossing of Chelsea creek is a resources for waterfront access. Owned by MDC? A restaurant on could use this location for outdoor dining by Chelsea Creek
- Chelsea Street Bridge reconstruction will have waterfront access at control tower
- Ferry to downtown Boston
- Trail along Mill Creek – access behind Bradley’s
- Access potential at Forbes Industrial Area

Increase Ratio and Distribution of parks. More open space in dense neighborhoods

- Kids play in busy streets. Example: Spencer Ave

Programming – Build facilities and then programming will follow

More little parks with benches

Street Trees – only a priority if they will be maintained.

Public Meeting Notes 16 July 2002

The meeting was attended by several Chelsea residents, including current members of the park ranger program, and Roseanne Bongiovanni of the Chelsea Greenspace Committee.

Introduction by Chelsea Director of Planning John DePriest

Wallace Floyd Project Manager Jim Purdy reviewed work to date, progress since last 1994 plan, and proposed actions.

Comments

- There was interest in how this action list would be prioritized
- Suggestion that a larger, more visible Park Ranger program would help secure additional money for park improvements
- Interest in the DCS Criteria for review
 - Jim explained that DCS has requirements about format and content and an objective way to review all plans
 - He also pointed out that Chelsea is unlike a lot of plans DCS reviews because it is densely developed: issues are around redevelopment not new development
- It was suggested that there may be a small piece of former park land that may be missing from the maps, a small parcel off of Spruce Street that was said to have been closed because of hazardous waste.
 - John DePriest said he would look into this. It is not City-owned.
- Vacant Land: specific parcels were discussed. There was general support for adding parcels of open space in the Addison Orange neighborhood, which currently has little open space.
 - There is a small piece of vacant land on a corner in Addison-Orange that could be used for a passive park.
 - Small parcel off Grove Street. There is a plan to build a stairway connecting Grove to Marlborough Street through this parcel.
 - Parcel at Jefferson and Franklin
- MDC Pool: There is no place to swim in Chelsea. People have to leave city to swim. The pool should be rehabbed and re-opened. There was consensus that this should be a high priority in the plan.
- Interest in a skateboard park. Currently skateboarders go to East Boston. Kids use Bosson park to skate, but it is dangerous because there many small children the park and tot lot.
- The housing projects need more open space and recreation facilities. Jim explained that these properties are owned and managed by the housing authority, but this plan would address those needs.
- Mary O'Malley park is in poor repair, particularly the dock. The possibility of adding facilities for active recreation in the park, possibly with operation and maintenance by the City was discussed.
- Roseanne Bongiovanni suggested that this plan recommend that all the Chapter 91 licenses for all the businesses along the Chelsea Creek be reviewed for violations and for opportunities to create more access to the waterfront.
 - Someone asked about the rules and regulations for "water dependent uses". How do businesses maintain licensees?
 - Roseanne said that CZM does not want to de-designate any part of the Designated Port Area but suggested that CZM would support a DPA Master Plan that encouraged other water dependent uses.
- There is still interest in a public boat ramp that is part of the Admirals Hill Marina Master Plan.
- Suggestion that ferry service from Admiral's Hill to Harbor Island Parks be established.
- Suggestion that for Chelsea Creek issues there needs to be coordination with East Boston & Revere.
 - John said the City has met with people from both cities and will continue to do so.
- The NE Petroleum site (currently being used as a temporary parking lot) is an important one for improved access because it is across the creek from the East Boston Urban Wild that is being planned. Improvement of the existing walkway along the water edge of this parcel is a recommended action.
- Bike/Ped Paths –

- It was said that there used to be a bridge near the rail bridge that provide better access to Revere. If such a connection was re-established, people could safely ride their bikes to Revere Beach. There was also interest in bike paths along rail rights-of-way.
 - Paths connecting both sides of Chelsea Creek
- Teens at meeting expressed a need for more activities for kids their age. One teen suggested asking Harvard for grants to provide some of these facilities. Their ideal gathering place includes:
 - Movies – possibly in a park
 - Ice Skating outdoors in winter
 - Pool tables
 - Swimming Pool
 - Dances
 - Concerts
 - Under 21 Club
 - Larger Space for festivals, talent shows, fashion shows, etc.
- Washington Park – suggestion that a citizens committee be formed to take care park. Similar to Friends of Boston Public Garden.
- Community Gardens – There is a privately owned parcel of open-to-the-public garden plots on Hawthorn Place (between the Salt Pile and Quigley park). A second garden on Shawmut Street called the “Shawmut Garden” is considered to be in poor condition. More areas like this would be of interest to many people.
- There was interest in whether state money could be used for operating expenses as well as capital expenses. Someone also added that Police Protection should be factored into operating costs.
 - Jim explained that most state programs are for capital projects, but that there may be other grants, particularly from private foundations, that could be used to help fund programs, but probably not routine operating expenses for public parks.
- Spenser Ave Traffic Calming: Other streets that could benefit from traffic calming include Eleanor & Clark Streets. These two streets also handle a lot of short-cutting truck traffic.